

APPLYING FOR A ZONING PERMIT - FENCING

Refer to Article 158.04, Division 12, Sec. 04.12.4, C. Screening and Fencing of the NDC for detailed information regarding fencing.

Determine your character district by searching the property address: <https://linkgis.org/mapviewer/>

- Resource Protection and Recreation: RP, REC
- Residential: RR, SR, SU
- Commercial and Office: AUC, SO
- Industrial: SI, LI, GI
- Mixed-Use: CMU, CRM, DTC, DTR, TUMU, TUR

STEP 01

A fence or wall may encroach upon any required yard, provided the fence or wall is aligned parallel or radial to the adjacent property line. A fence may be placed along and be extended to any lot line provided that the height and other requirements of this Section are met.

STEP 02

Make sure your proposed fence follows all guidelines (materials, height, finish, and maintenance). Use this information to complete the description box on the Zoning/Permit Application!

Complete Zoning/Design Permit Application. Don't forget to include current exterior photos and a site plan!

STEP 03

Materials

- Fences and walls shall be constructed of permanent, durable materials, including but not limited to, brick, stone, concrete, textile block, wood, iron, or steel. No fence or wall may be constructed of barbed wire, concertina wire, razor wire, electrically charged wire, railroad ties, standard, fluted, or split face concrete masonry units (CMU), scrap metal, tarps, or any other material determined by the Chief Building Official to be detrimental to the public health, safety, and welfare.

Classifications and Height

- Refer to table 04.12.4 in the NDC.

Fences or Walls on Vacant Properties

- The construction of fences or walls is allowed on a property with no principal structure provided that a property under the same ownership as the vacant property is within a 600-foot radius of the vacant property. The fence or wall constructed shall meet all regulations of this Section. No accessory structure other than a fence or wall may be constructed on a vacant property. Fence or wall material shall be consistent all the way around the property.
- Fences shall be permitted by specific yard type per Sec. 09.28.3, Setbacks and Yard Types, and the provisions of Table 04.12.4, Maximum Fence and Wall Height.
- The fence or wall on a vacant property shall be a Class 1 through 5 fence or wall and it shall be of an equal or higher class (smaller number) as the predominate fence Classes on the block face.
- Chain-link fences are prohibited on vacant properties in all Residential and Commercial and Office districts.

Finish

- All fence posts and related supporting members of a fence shall be erected so that the finished sides of the fence face the adjacent property or public right-of-way.

Maintenance

- Fences and walls, including supports, shall be maintained in a proper state of repair. The property owner shall repair any damage to or deterioration of a fence or wall, whether due to vandalism, weather, age, loss of mortar, or peeling paint.



D. Fences and Walls.

1. General.

- a. The construction of a new fence or wall, or reconstruction of at least 50 percent of an existing fence or wall, shall comply with the standards of this Subsection. The height standards of this Subsection do not apply to fences or walls required for bufferyards, as set forth in [Sec. 04.12.5, Bufferyards](#). A fence or wall may encroach upon any required yard, provided the fence or wall is aligned parallel or radial to the adjacent property line. A fence may be placed along and be extended to any lot line provided that the height and other requirements of this Section are met.
- b. No fence or wall may:
 1. Encroach upon a public right-of-way without a license in accordance with [Section 96.01, Encroachments on or in the Public Right-of-Way](#), of the City Code;
 2. Conflict with corner visibility as set forth in [Sec. 09.28.5, Sight Triangle](#);
 3. Interfere with any utility line; or
 4. Obstruct any required access point.
- c. Fences proposed within the Historic Preservation (HP) secondary district, the 12th Street (TS) secondary, district, and KRS Chapter 99 Development Plan Areas that include design guidelines are subject to the provisions in [Sec. 07.21.3, Certificate of Appropriateness \(Staff\)](#) or [Sec. 07.23.7, Certificate of Appropriateness \(BOARD\)](#).

2. Materials.

- a. Fences and walls shall be constructed of permanent, durable materials, including but not limited to, brick, stone, concrete, textile block, wood, iron, or steel.
- b. No fence or wall may be constructed of barbed wire, concertina wire, razor wire, electrically charged wire, railroad ties, standard, fluted, or split face concrete masonry units (CMU), scrap metal, tarps, recycled materials, or any other material determined by the Chief Building Official to be detrimental to the public health, safety, and welfare.

3. Classification of Fences and Walls. Fences and walls are classified as follows.

- a. Class 1: Masonry walls;
- b. Class 2: Ornamental metal, 80% or more open;
- c. Class 3: Woven wire, including chain link, 80% or more open;
- d. Class 4: Wood or other materials (excluding woven wire and chainlink), 50% or more open;
- e. Class 5: Wood or other materials less than 50% open, including solid fences;
- f. Class 6: Hedges;
- g. Class 7: Barbed wire or sharp-pointed fences; and
- h. Class 8: Earthen or concrete walls intended to contain or redirect flooding waters

4. Height. Fences or walls are subject to the height standards in Table 04.12.4, *Maximum Fence and Wall Height*. Refer to [Sec. 09.28.1, Buildings, Walls, and Fences](#), for the height measurement methodology for walls and fences. Refer to [Sec. 09.28.3, Setbacks](#), for a depiction of what constitutes street, street side, interior side, and rear yards and setbacks. The height of a fence does not include the height of a retaining wall it is constructed on top of.



Table 04.12.4, Maximum Fence and Wall Height

Districts	Fence or Wall Class ⁶	Maximum Fence and Wall Height by Yard/Setback Type (feet)			
		Street and Street Side Yard	Interior Side Yard	Rear Yard	Sight Triangle ¹
Resource Protection and Recreation	1	--	8	8	--
	2	8	8	8	3
	3 ⁴	8	8	8	3
	4	8	8	8	3
	5	--	8	8	--
	6	8	8	8	3
	7 ⁴	--	5-foot minimum, 2-foot maximum above primary fence		--
	8	According to engineering requirements			
Residential	1	4	6	7	--
	2 ²	4 1/2	6	7	3
	3	--	6	7	--
	4	4 ³	6 ³	7	3
	5	--	6	7	--
	6	4	6	7	--
	7	--	--	--	--
	8	According to engineering requirements			
Commercial and Office	1	4	6	7	--
	2	4	6	7	3
	3	--	6	7	--
	4	4	6	7	3
	5	--	6	7	--
	6	4	6	7	--
	7	--	6	7	--
	8	According to engineering requirements			
Industrial	1 ⁵	6	7	7	--
	2 ⁵	6	7	7	3
	3 ⁵	6	7	7	3
	4 ⁵	6	7	7	3
	5 ⁵	6	7	7	--
	6 ⁵	6	7	7	--
	7	5-foot minimum, 2-foot maximum above primary fence			
	8	According to engineering requirements			
Mixed-Use	1	4	6	7	3
	2	4	6	7	3
	3	--	--	--	--
	4	4	6	7	3
	5	--	6	7	--
	6	4	6	7	3
	7	--	--	--	--
	8	According to engineering requirements			

TABLE NOTES:

¹Triangular portion at corner, 12 feet from intersection of rights-of-way.

²Class 2 fence with maximum height of 8 feet is allowed across a former alley or street.



Table 04.12.4, Maximum Fence and Wall Height

Districts	Fence or Wall Class ⁶	Maximum Fence and Wall Height by Yard/Setback Type (feet)			
		Street and Street Side Yard	Interior Side Yard	Rear Yard	Sight Triangle ¹

³The wooden slats on these fences shall be a minimum of 3 inches wide.

⁴Tennis court or baseball fences can be Classes 3 and 7, and be 12 feet in height

⁵Barbed wire may be placed on top of fence classes 1-6, as long as such fence is located in an industrial zone and the barbed wire is at least 5 feet above grade, and no higher than 2 feet above other fence.

⁶Fencing, walls, and other screening elements around waste equipment may not incorporate Class 3 fences (woven wire or chain link materials).

-- means not allowed

5. *Fences or Walls on Vacant Properties.*

- a. The construction of fences or walls is allowed on a property with no principal structure provided that a property under the same ownership as the vacant property is within a 600-foot radius of the vacant property. The fence or wall constructed shall meet all regulations of this Section. No accessory structure other than a fence or wall may be constructed on a vacant property. Fence or wall material shall be consistent all the way around the property.
- b. Fences shall be permitted by specific yard type per [Sec. 09.28.3, Setbacks and Yard Types](#), and the provisions of Table 04.12.4, *Maximum Fence and Wall Height*.
- c. The fence or wall on a vacant property shall be a Class 1 through 5 fence or wall and it shall be of an equal or higher class (smaller number) as the predominate fence Classes on the block face.
- d. Chain-link fences are prohibited on vacant properties in all Residential and Commercial and Office districts.

6. *Finish.* All fence posts and related supporting members of a fence shall be erected so that the finished sides of the fence face the adjacent property or public right-of-way.

7. *Maintenance.* Fences and walls, including supports, shall be maintained in a proper state of repair. The property owner shall repair any damage to or deterioration of a fence or wall, whether due to vandalism, weather, age, loss of mortar, or peeling paint.

Please Use this link to submit your
application and documents for zoning
permit review:

<https://portal.iworq.net/COVINGTON/new-permit/600/4053>

Zoning Permit Site Plan Example

Covington Department of Economic Development – Regulatory Division

Call: 859-292-2122 | Email: permit@covingtonky.gov

20 W Pike St, Covington KY 41075

A site plan is a scaled drawing illustrating the actual measurements of a parcel of land, the size and location of any existing or proposed structures, the location of the parcel in relation to abutting streets, and other such information.

Basic Elements of a Site Plan

There are basic elements to a complete site plan:

1. Street Name
2. Property Lines (clearly shown)
3. Structures to be built (on the example below there is an accessory structure, a deck, a driveway, and a residence with a garage.)
4. Setbacks (in feet, indicate the distance from the property lines for the structures)
5. Dimensions for structures (ex: 10' x 20' = 200 sq ft)
6. An indication of which direction is North

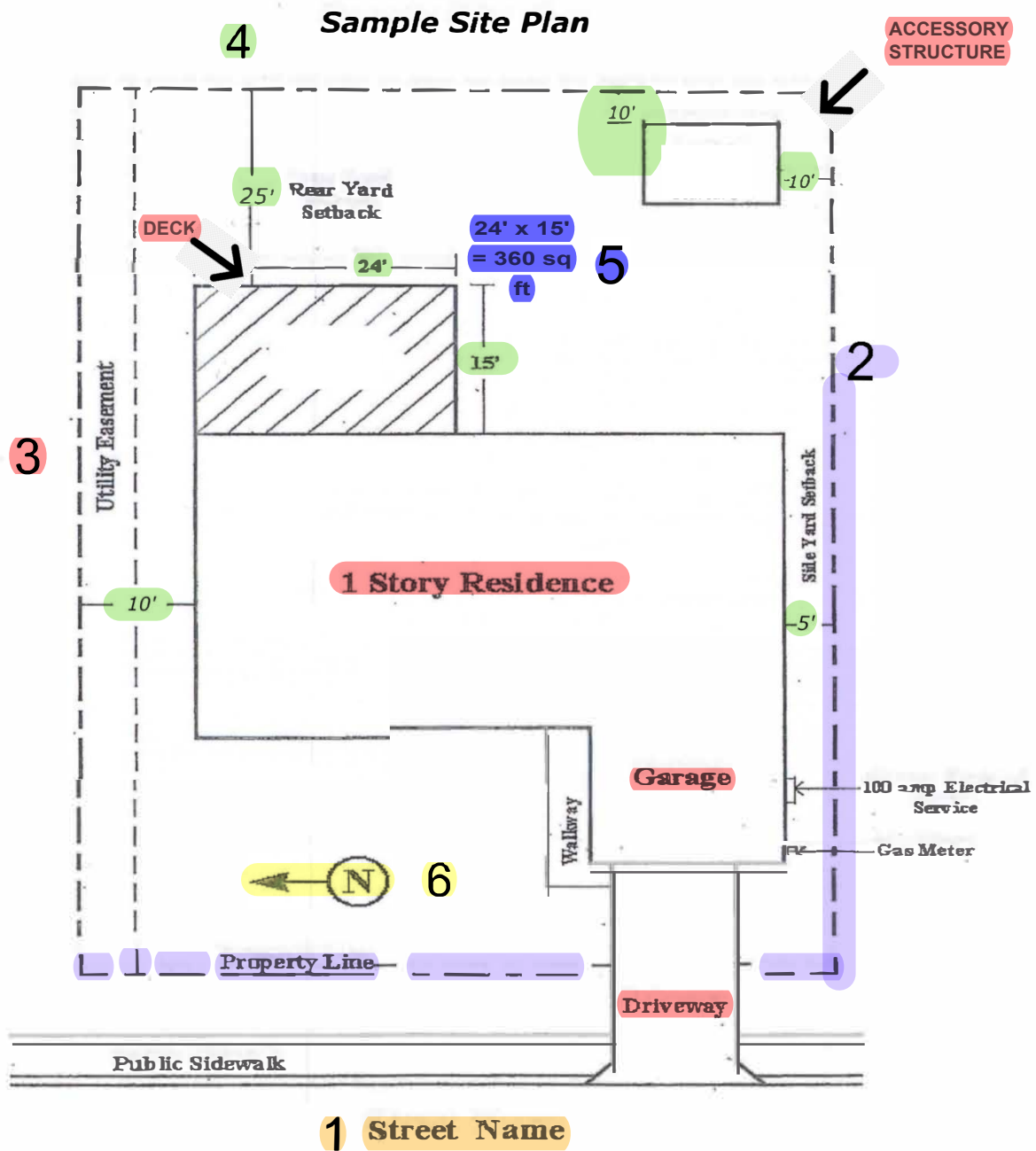
For staff to review a site plan, you must clearly indicate what the setbacks from the property lines are for the structure(s). This is shown in green highlight on the site plan on the next page.

An application is not considered complete without a site plan that staff is able to review.

While a site plan drawn by an architect, engineer or surveyor is not required, the information **must** be accurate.

For assistance building a site plan, go to <https://linkgis.org/mapviewer/siteplan/>. If you experience technical issues with the LINK-GIS site, please contact Planning and Development Services of Kenton County at (859) 331-8980.

For further assistance, please contact the City of Covington Regulatory Department. Our division email is permit@covingtonky.gov.

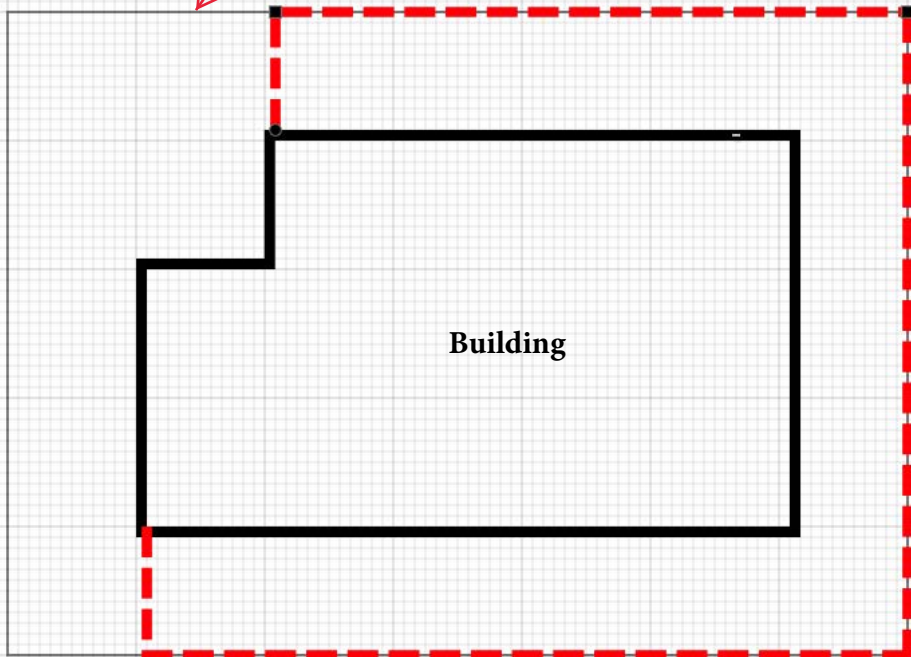


1. Street Name
2. Property Lines
3. Structures to be built
4. Setbacks (in feet, indicate the distance from the property lines for the structures)
5. Dimensions for structures (ex: 10' x 20' = 200 sq ft)
6. An indication of which direction is North

STREET

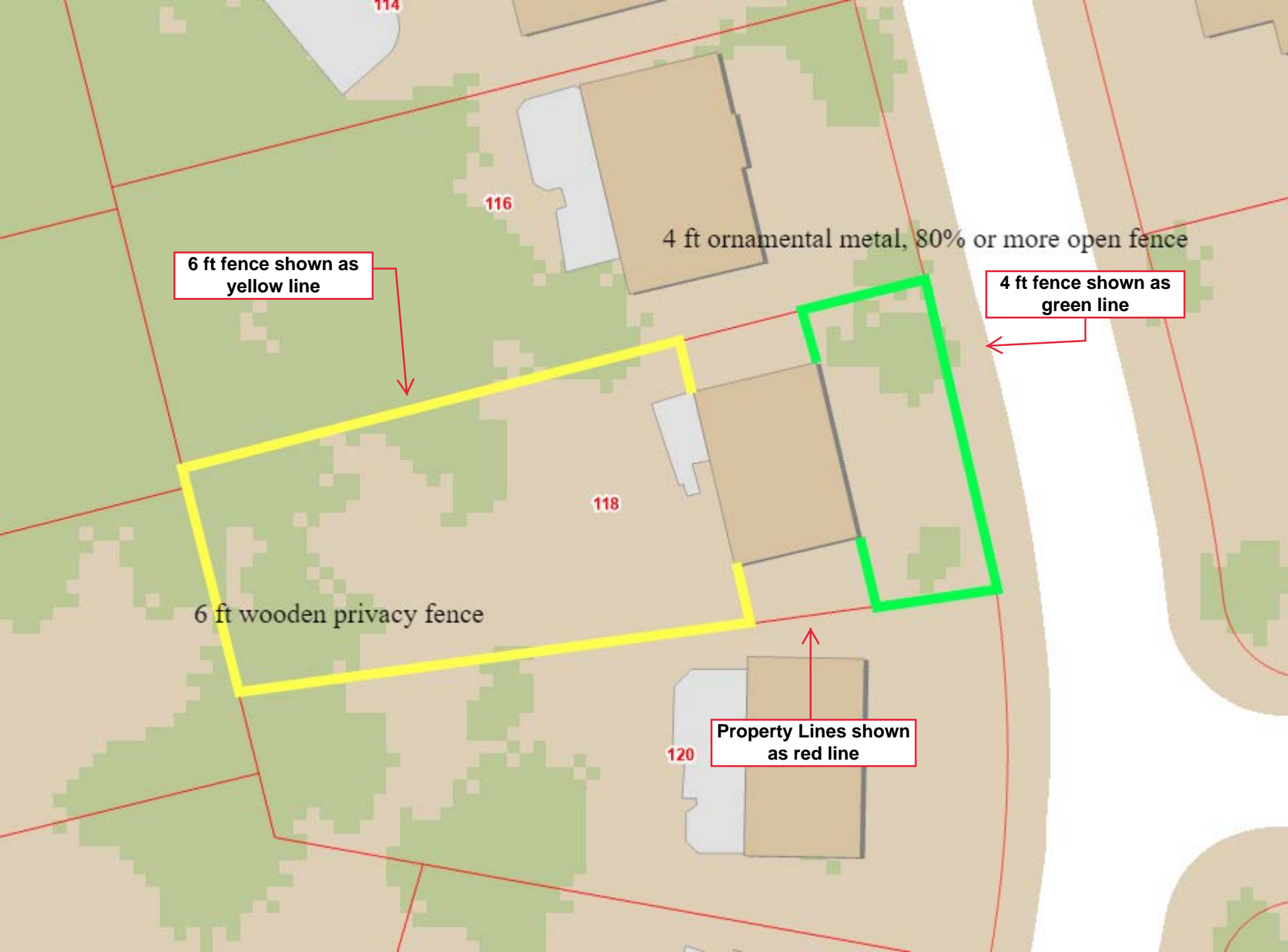
Property Line

FENCE SITE PLAN
EXAMPLE



**6' Wooden Privacy Fence
(red dashed line)**

NOTE:
Please indicate (in feet) how far your fence will be set back from the property line. Please draw the fence line to reflect the setback(s) as accurately as possible.



6 ft fence shown as yellow line

4 ft ornamental metal, 80% or more open fence

4 ft fence shown as green line

6 ft wooden privacy fence

Property Lines shown as red line

116

118

120

114