

WILLOW RUN SUBDIVISION

ZONING GUIDELINES FOR FENCING, OUTBUILDINGS ETC

Zoning – Outbuildings, additions, Gazebos, Arbors, etc.

The City of Greenville Zoning requirements include but are not limited to the following guidelines:

Setback from rear and sides of lot shall be at least 5 feet.

Building shall not cover more than 20% of total surface of back yard.

Fencing

With the exception of fences constructed along Portertown Road and any back lot lines that are part of the boundary of the entire neighborhood, fences may not be privacy fences.

Recommended fencing along Portertown Road is a 6 ft wooden privacy to match existing fences.

All other fencing shall be a maximum of 4 feet with at least 2 inches between pickets

Recommended building materials are white vinyl (PVC), wood, or wrought iron.

All fences shall be maintained to keep a “clean” look in the neighborhood.

Wood fences shall be painted white to keep a “clean” appearance.

Why must I do this? Where does it say this must be done?

At the time of closing on their property in Willow Run, all residents should have been given a copy of the Protective Covenants for Willow Run. (also referred to as Private Deed Restrictions). This should have been done by the closing attorney and/or real estate broker. Specific to construction, covenant #25 on page 462 of book 706 states:

“No building, fence, wall, storm door, screen door, mailbox, or other structure shall be commenced, erected or maintained upon such area, nor shall any exterior addition or change (including a change of materials, but not including a change of color) to any structure be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the architectural committee appointed by the Board of Directors.”

Revised 1-23-2024