



Regulations for Fences and Screen Walls

General Guidelines

- A fence not exceeding six feet in height may be placed along any side or rear property line providing it does not extend nearer the street than the front building line. From the building line to the front property line, a fence may be installed so long as it has a maximum height of thirty inches and at least 50 percent of the face is open.
- A six foot high fence may be constructed on a corner lot in the rear yard providing that it does not extend into the required front building setback of the abutting lot on the side street.
- The finished side of a wood fence shall face the neighbor's view. All posts and structural members shall be on the side facing the installer's property. (Exception: when the style of fence commonly described as "Good Neighbor" is utilized.)
- All fences constructed within the City of North Olmsted shall be constructed of acceptable materials, as customarily used in suburban residential fencing.
- Posts shall be set solidly enough to resist wind load or body impact.
- Fence lines should be set straight and plumb.
- No electrified or barbed wire fence shall be erected at any location.
- Fencing of the type commonly known as "field" fencing or "farm" fencing is not permitted.
- Snow fencing is not permitted, *except for snow control*, and may be in place only from November 15 through March 15, subject to height and placement regulations as set forth in the Zoning Code.
- Fencing around gardens for pest control is permissible; however, fencing must be removed when the garden season is over. A permit is not required.

Submittal for Permit

- An application for permit must be submitted at least 5 working days prior to a permit being issued accompanied by an adequate site plan.
- Each applicant is responsible to do one of the following to establish the property lines:
 - Submit a copy of a survey drawing indicating the location of property lines in the area of the proposed fence; or
 - Locate and mark the property corners so they are visible at the time of inspection; or
 - Submit a signed statement from the abutting owner or owners stating that they approve of the proposed location of the fence.
- Attached are example site plans that show the type of information required and recommended format. Most homeowners should have a survey available which is usually prepared at the time of the home purchase. If this is not available, a site plan is available at the Cuyahoga County GIS system, which can be found at <https://myplace.cuyahogacounty.us/>.
- The application must be signed by an authorized party.
- An estimated, but *reasonable* cost must be provided to report to the County.
- If a contractor is doing the work, they must be registered with the City, and it is their responsibility to apply for and pick up the permit.

Attachments

- Site Plan Examples
- Excerpt of Zoning Code Chapter 1135 regulating fence locations in residential districts
- Building Code Chapter 1369 regulating Fences and Screen Walls

Nothing contained herein shall be construed to change or modify the pertinent Ordinances.

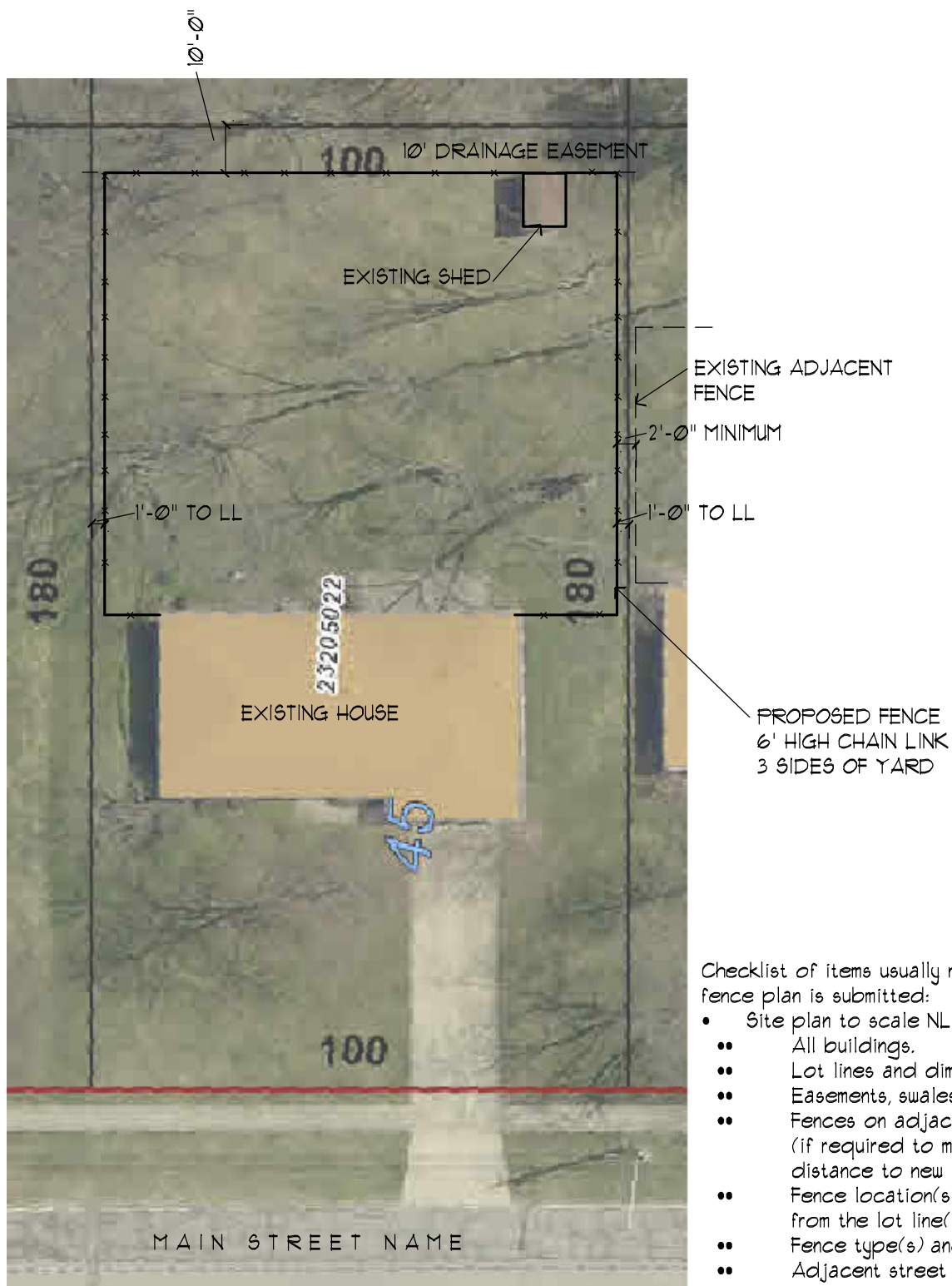
FENCE SITE PLAN EXAMPLE

using Cuyahoga County GIS

address:
24201 STREET NAME
NORTH OLMSTED, OHIO 44070

SITE PLAN

SCALE: 1"=30'



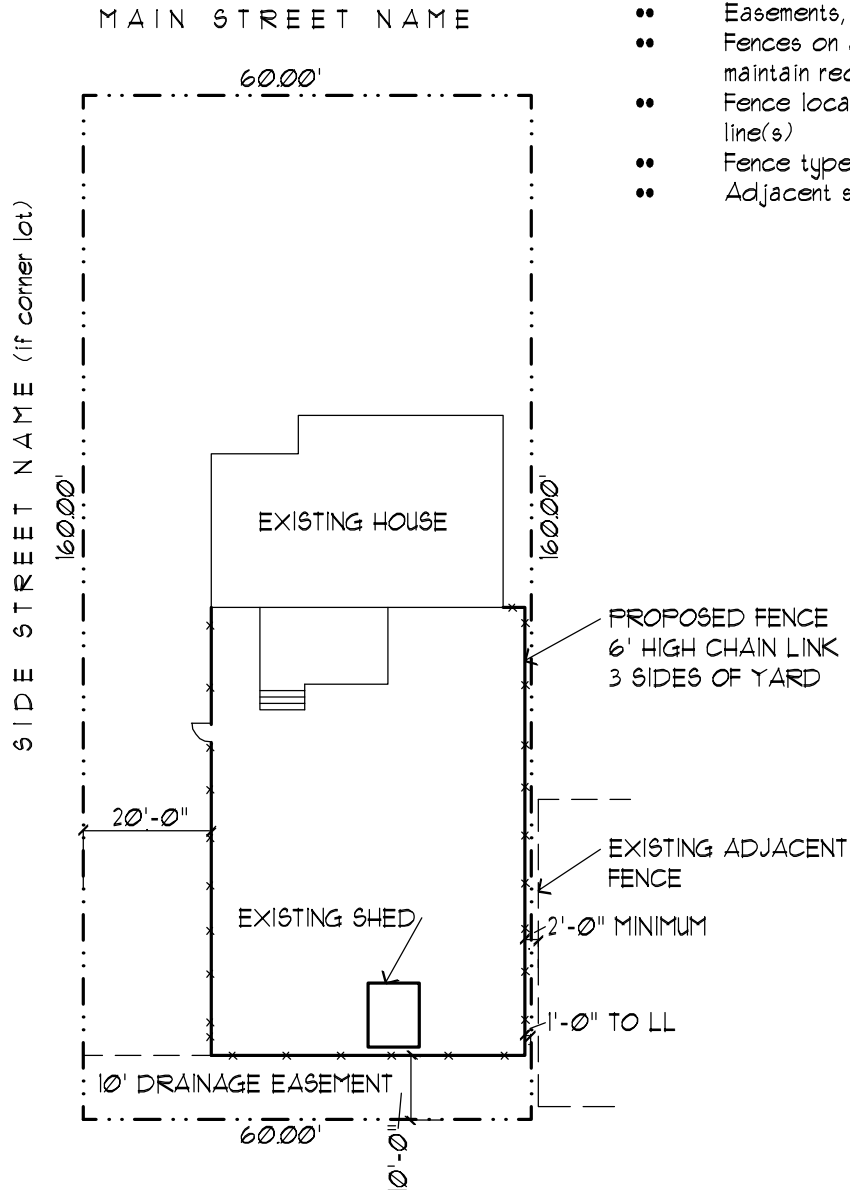
FENCE SITE PLAN EXAMPLE

using a survey

address:
 24201 STREET NAME
 NORTH OLMSTED, OHIO 44010

Checklist of items usually required when a fence plan is submitted:

- Site plan to scale NLT 1"=30' showing:
 - All buildings.
 - Lot lines and dimensions.
 - Easements, swales.
 - Fences on adjacent properties (if required to maintain required distance to new fence).
 - Fence location(s), dimensioned from the lot line(s)
 - Fence type(s) and height(s).
 - Adjacent street name(s).



SITE PLAN

SCALE: 1"=30'

Section 1135.02 Accessory Uses

- D. **Fences.** Fences shall be permitted in accordance with the following regulations and the requirements and specifications contained in *Chapter 1369, Fences and Screen Walls*, in the Building Code.
1. Side and Rear Yards. A fence not exceeding six (6) feet in height may be placed along any side or rear property line providing it does not extend nearer the street line than the front building line.
 2. Front Yards. A fence may be placed between the front building line and street line so long as at least 50% of the face is open space and the fence does not exceed 30 inches in height.
 3. Corner Lots. A fence not exceeding six (6) feet in height may be constructed on a corner lot in the side and rear yards provided that the fence is set back at least 20 feet from the street line of the abutting lot on the side street. A fence that is at least 50% open and that does not exceed 30 inches in height may be constructed on a corner lot in the side and rear yards at the street line of the abutting lot on the side street.

CHAPTER 1369
Fences And Screen Walls

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| <p>1369.01 Definitions.</p> <p>1369.02 Types of fences permitted.</p> <p>1369.03 Permit and inspection.</p> <p>1369.04 General requirements for fences and screen walls.</p> | <p>1369.05 Specifications for wood fences.</p> <p>1369.06 Specifications for chain link fences.</p> |
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CROSS REFERENCES

- Electric and barb wire fences - see GEN. OFF. 521.07
Permit fee - see BLDG. 1321.01
Swimming pool fences - see BLDG. 1345.02

1369.01 DEFINITIONS.

The following terms shall have the following definitions for purposes of this Chapter of the Building Code:

- (a) "Fence" means the installation of acceptable material at or along the property line or lines to define or enclose the property or to prevent entry to an area such as a garden or a pool area or other body of water.
- (b) "Screen wall" means an exterior wall installed to provide privacy or secure a specific point or place such as a swimming pool, a deck, patio, arbor or balcony.
(Ord. 2011-93. Passed 9-20-11.)

1369.02 TYPES OF FENCES PERMITTED.

The following types of fences shall be permitted on property when the applicable section of the City Zoning Code authorizes construction of fences in the district of the City where the property is located:

- (a) Solid Board. A wood or vinyl fence where the boards are installed against each other so as to provide a solid wall that doesn't allow seeing through or the passage of air.
- (b) Spaced Board. A wood or vinyl fence where there is a space left between the boards so as to allow the flow of air and allow seeing through. Typically, the space is anywhere from one inch (1") up to the width of the vertical boards.
- (c) Board on Board (or Shadow Box). A fence constructed like a Solid Board fence, except that the fence boards are installed alternately from one side of the fence rails (or stringers) to the other. Boards can run either vertically or horizontally.
- (d) Louver. A fence where the boards are installed on an angle between the rails or posts to direct sunlight or air. Boards may be installed either vertically or horizontally.

- (e) Basket Weave. A fence where thin basket boards are woven alternately around small wooden members which extend through the height of the weave.
- (f) Post and Rail (or split rail). A rustic fence where split rails are inserted into slotted posts. Two and three horizontal rails are common.
- (g) Post and Board (or paddock or corral). A type of fence with horizontal boards fastened to the face of the posts, or inserting into slotted posts. Two, three and four horizontal boards are common. A variation is a "crossbuck" pattern where two boards diagonally cross each other between the top and bottom boards on a two board style.
- (h) Picket. A fence that is typically a spaced board fence four feet (4') or less in height usually with a blunted point cut at 45 degree angles, or rounded, or with a gothic point.
- (i) Stockade. A fence, usually installed as solid wood, where the cover boards or pickets are milled or sliced to half round with the top finished to a pointed or conical point.
- (j) Chain link. A fence usually made of metal consisting of loops of wire interconnected in a series of joined links
- (k) Brick or stone.
- (l) Decorative metal or wrought iron.
(Ord. 2011-93. Passed 9-20-11.)

1369.03 PERMIT AND INSPECTION.

(a) No fence shall be constructed until a permit has been issued by the Building Department and the applicable fee is paid. The application for a permit shall include plans or drawings showing the actual and accurate shape and dimensions of the property on which the fence or wall is to be erected; the exact height, location, length, type of material, type of construction of such proposed fence or wall; the location of all buildings on the lot; and other information deemed necessary by the Building Commissioner in order to ensure that such fence or wall is constructed in compliance with this Code.

(b) Each property owner shall determine property lines prior to constructing a fence and shall ascertain that the fence thus constructed does not deviate from the plans as approved by the Building Commissioner and does not encroach upon another lot or parcel of land. The owner shall either:

- (1) Submit a copy of a survey drawing indicating the location of property lines in the area of the proposed fence; or
- (2) Locate and mark the property corners so they are visible at the time of inspection; or
- (3) Submit a signed statement from the abutting owner or owners stating that they approve of the proposed location of the fence.

(c) The City shall furnish such inspection as is deemed necessary to determine that the fence is constructed in accordance with plans submitted for permit, provided, however, that the issuance of such permit by the City shall not be construed to mean the City has determined the fence is not encroaching upon another lot, nor shall it relieve the property owner of the duty imposed on him herein.

(d) Where a fence or wall already exists along a common property line on a neighboring property, the applicant proposing a fence shall make every effort to utilize the existing fence or wall. If the existing fence or wall cannot be utilized, there shall be a minimum separation of twenty-four (24) inches between the two fences or walls to provide for the maintenance of the fences or walls and the ground area between the two fences or walls. The owner of the new fence or wall must have direct access to the area between the two fences or walls. If access is not available and/or the yard is totally enclosed, a hinged three (3) foot wide gate is required for access to the area between the two (2) fences or walls. The gate is to be of the same style and material as the fence or wall. There is to be no storage of any type between the fence or screen walls. (Ord. 2013-2. Passed 2-5-13.)

1369.04 GENERAL REQUIREMENTS FOR FENCES AND SCREEN WALLS.

Notwithstanding anything contained herein to the contrary and in addition to any other requirement, the following provisions shall apply:

- (a) A fence or screen wall may be constructed along or upon common property lines and across any utility easement so as to allow maximum use of the area to be enclosed. Any application for a fence or screen wall within a utility or drainage easement shall be referred to the City Engineer for review and approval prior to issuance of a permit. Fences or screen walls placed on utility easements shall provide access to manholes, utility boxes, cleanouts or other apparatus that may be used from time to time for maintenance of the utility.
- (b) A fence or screen wall shall not be located within three feet of a utility box, manhole or other apparatus that may be used for maintenance of the utility. When a fence or screen wall obstructs access to a utility box, manhole or other public apparatus for maintaining utilities, the owner shall be required to remove such fence or screen wall at his expense without remuneration from the City.
- (c) Except for a fence or screen wall that is the same on both sides, such as split rail fences or board on board fences, fences or screen walls shall be erected so that no exposed posts or supporting cross-elements face the public right-of-way or any lot other than the lot on which the fence is to be constructed.
- (d) All fences and screen walls shall be erected to withstand a fifteen pound horizontal wind pressure, shall be placed perpendicular to the ground and shall be substantially and properly supported according to standard practice.
- (e) Fencing and screen walls shall not be topped with sharp points such as may readily result in bodily injury and no portion of fencing shall be of barbed wire.
- (f) Where solid fences or screen walls are erected and where a water drainage situation occurs, such problem shall be disposed of by placing adequate outlets at the bottom of the fence or screen wall to eliminate possible accumulation of stagnant water or other undesirable conditions.
- (g) Fences and screen walls shall be installed plumb and the top finish shall be uniform. Fences and screen walls shall follow the contour of the ground as far as is practical. Adjustments for grade shall occur at the bottom of the fence. Where adjustments for grade changes are severe enough to require stepping, a minimum of eight feet (8') of uniform fence run or sixteen feet (16') of uniform screen wall run shall be maintained prior to each step.
- (h) Except as approved or required by the Building Commissioner, all fences shall extend to the ground grade, or the bottom of the fence panels shall be no higher than six inches (6") above the ground grade. All screen walls shall extend to the ground grade, or the bottom of the screen wall shall be no higher than twelve inches (12") above the ground grade.
- (i) Screen walls shall be installed so that all posts and structural members are covered with a finish material to within at least twelve inches but no closer than eight inches of grade unless treated for ground contact. Materials shall be listed for exterior use and be compatible with the structure to which it is adjoined.

- (j) The height of a screen wall that is attached to the main structure shall not exceed six feet (6') above the floor, deck, balcony, or patio and must comply to all setback requirements of the main structure. The height above grade of the screen wall that is independent from the main structure or does not meet the setback requirements for main structures shall comply with regulation in the Zoning Code for a fence. (Exception: a screen wall used to provide privacy for a swimming pool that complies with the accessory use requirements and setbacks may be built to a height of six feet (6') above the floor level of an attached deck or the water surface.)
(Ord. 2011-93. Passed 9-20-11.)

1369.05 SPECIFICATIONS FOR WOOD FENCES.

The following specifications, derived from ASTM F537 and Standard Practice in the Fence Industry, shall apply to the materials and construction of wood fences:

- (a) Posts and Framing. Post spacing shall not exceed eight feet (8'). All post holes should be a minimum of thirty inches (30") deep for four feet (4') high fences and thirty-six inches (36") deep for fences higher than four feet (4') up to six feet (6'). All terminal, corner and gate posts should be set thirty-six inches (36") deep.
- (b) Post holes should be at least four inches (4") larger in diameter than the largest dimension of the post. All terminal, corner and gate posts should be set in concrete.
- (c) Fences up to five feet (5') shall have a minimum of two rails (stringers) top and bottom. Fences over five feet (5') shall have a third rail at center height. Stringers shall be 2x4 minimum (nominal).
- (d) Materials. All materials used in wood fencing should be either:
- (1) Naturally rot resistant wood (such as Cedar),
 - (2) A wood pressure treated for rot-resistance, or,
 - (3) Be coated thoroughly with paint or a protective coating immediately on erection.
- (e) Fasteners. Fasteners shall be made of a non-rusting, non-corrosive material, or coated to resist rusting. Nails shall be long enough to penetrate the receiving member twice the thickness of the thinner member but not less than one and one-half inches (1-1/2").
- (f) Cover boards shall be 1/2" minimum thickness.
- (g) Solid wood fences should allow for expansion to avoid buckling as follows: For widths 2 to 4 inches, a one-sixteenth inch (1/16") space should be provided; for widths 6 to 8 inches, a minimum space of one-eighth inch (1/8") should be provided.
- (h) The tops of the cover boards may be cut to many different designs such as dog ear (corners cut off at 45 degree angles), gothic (two arc shaped cuts that meet in the center to form a graceful point), standard point (boards cut to a point with 45 degree angles), or domed or rounded top (where the top is cut to a half circle). There are many shapes and styles that may be custom cut at specific request. Post tops may also be cut to several decorative shapes such as pyramid, gothic, domed and chamfered. Also, shaped terminals may be screwed onto the tops of posts. (Ord. 2011-93. Passed 9-20-11.)

1369.06 SPECIFICATIONS FOR CHAIN LINK FENCES.

The following specifications, derived from ASTM F567, and Standard Practice in the Fence Industry, shall apply to the materials and construction of chain link fences:

(a) Structural Members:

- (1) Posts. Post spacing shall not exceed ten feet (10'). Posts shall be set in concrete. Diameter of holes shall be four times the largest cross section of the post.
- (2) Depth. Depth shall be a minimum of twenty-four inches (24") for a four-foot high fence, plus an additional three inches (3") for each additional one foot increase in height over four feet.
- (3) Top rail. A top rail shall be used for all chain link fences. Top rail shall be continuous between terminals and shall be swedged or sleeved. Top rail shall be supported at all posts. At corners and terminals, rail shall be connected by means of a rail end fitting.
- (4) Dimensions of structural members.

Member	Minimum Diameter	
	5 ft. or less in height	Greater than 5 ft.
Top Rail	1-3/8 in.	1-3/8 in.
Line Post	1-5/8 in.	2 in.
Terminal and Gate Post	2-1/2 in.	2-1/2 in.

- (5) Fabric. The selvage edge of wire fabric shall be knuckled top and bottom. The fabric shall be installed with only a knuckled edge at the top and bottom. Rolls of wire fabric shall be joined by weaving a single picket into the ends of rolls to form a continuous mesh. Fasten fabric to line posts at intervals not exceeding fifteen inches (15"). Fasten fabric to top rail at intervals not exceeding twenty-four inches (24"). Tension bars shall be used at all terminal, corner and gate posts. Fabric shall be tightened to provide a smooth, uniform appearance free from sag. For residential applications, minimum gauge of chain link fence fabric shall be 11½ gauge. For non residential applications, minimum gauge of chain link fence fabric shall be 9 gauge.
(Ord. 2011-93. Passed 9-20-11.)