



Bradley D. Sellers
Mayor

City of Warrensville Heights

Building Department
4567 Green Road
Warrensville Heights, Ohio 44128
(216) 587-1230
Fax (216) 587-1257

Melvin Lester
Building Commissioner

Ted Sims
Chief Housing Inspector

FENCE PERMIT APPLICATION

Application #: Date:

Application is hereby made for a permit to erect a fence at:

_____ for _____

Specifications:

Type:

Woven Wire Chain link Horizontal louvered

Vertical louvered Picket Rail Stockade

Basket weave Other (describe) _____

Height of Fence: _____

Property Line Fences:

Per Section 1327.04, the side of a fence closest to the adjacent property line and facing outward shall be the smooth finished side. All structural members **REAR** shall be on the interior side of the fence.

Property owner is responsible for the true location of property lines and for the Placement of fence relative to property lines. The City of Shaker Heights shall be Held blameless for any and all encroachments of fences over property lines.

Indicate limits of fence in colored pencil or as follows:

XXXXXXXXXXXXXXXXXXXXXXXXXXXX **HOUSE**

If application is not completely filled out (including zoning information) then it will be sent back.

Applicant: _____ **FRONT**

By: _____

NOTE: Section 1231.05B-3 In no event shall a fence be erected on any portion of a corner lot without first obtaining variance from the Board of Zoning Appeals.

Single -Family 1,2, and 3 Districts

1. Front yard fences may be up to three feet in height and set back two-thirds of the required setback.
2. Interior side yard fences may be up to six feet in height; may not protrude in front of the front face of the house, and may be located between two houses if the applicant's lot and the adjacent lot maintain a side yard setback of at least ten feet.
3. Rear yard fences may be up to six feet in height.

Two Family Districts

1. Side and rear lot requirements are the same as for Single-Family districts.
2. Front yard fences may be four feet in height and setback two-thirds or the required setback.

Corner Lot Fences

1. Corner lot fences may not extend in front of the front setback line of the houses on the adjacent lot.
2. All other fence regulations also apply to corner lots.

Screening of Fences

1. Landscaping screening is required for all fences when located in the front yard or are visible from the street.
2. The amount of landscaping required is proportional to the openness of the fence. The more solid a fence, the more screening is required. A detailed explanation of the screening requirements is found in the zoning code.
3. Chain link fences are permitted; however, if visible from the street, they must be completely screened by evergreen vegetation and must be constructed of dark colored material as approved by the Zoning Administrator.



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Other Restrictions

1. Fence restrictions also apply to walls.
2. No barbed wire fences are permitted.
3. All fences must be erected so that the finished side faces out and the unfinished side faces the property on which the fence is built.
4. Fence height will be measured from existing grade on the ground where it is mounted.

All fences other than chain link fences, when located in the front yard or when visible from the street, shall be visually softened with landscaped screening as follows:

Figure 1262-05.C Required Landscape Screening for Fences

100%
90%
80%
70%
60%
50%
40%
30%
20%
10%
0%
0% 50% 100%

Please allow 24 hours notice before all inspections.

A. The amount of landscaped screening shall be proportional to the amount of solid fencing, as described in Figure 1262.05.C, Required Landscape Screening for fences. (Chart to the left)

B. The amount of screening shall apply to the fullness of the landscaping material at its maturity, which shall occur a maximum of five (5) years from the time of planting.

C. The screening shall be approved by the Zoning Administrator.