FENCE
&
LANDSCAPE FEATURES

City of Parma Heights
(440) 884-9607

CITY OF PARMA HEIGHTS
6281 PEARL ROAD
PARMA HEIGHTS, OH 44130
TEL: 440-884-9607
FAX: 440-843-5818

PERMIT NO._____

PARCEL NO. _____

FEE $_____

DATE _____

FENCE PERMIT APPLICATION

LOCATION OF FENCE _____

PROPERTY OWNER'S NAME _____

PROPERTY OWNER'S ADDRESS _____

PROPERTY OWNER'S PHONE _____

CONTRACTOR'S NAME _____

CONTRACTOR'S ADDRESS _____

CONTRACTOR'S PHONE _____

*ESTIMATED VALUATION OF CONSTRUCTION $*_____

Please initial or answer all those areas, which pertain to your application:

Contains _____linear feet Height of Fence _____

Type of Fence _____

Is this replacing a fence?_____ Before erection of a new fence, the original fence must be removed

Is this a corner lot? YES or NO (circle one)

If there is no existing permitted fence, applicant must submit verification by a registered professional surveyor establishing property lines; in the event the pins are not visible _____

Fence must be to the rear of the residential structure_____

All posts and concrete will be on my property and the finished side of the fence will face the neighbor ____

The APPLICANT must submit a sketch showing the location, height, type of fence and distance from structure of abutting properties._____

Applicant acknowledges all deed restrictions have been met._____

Application is hereby made for PERMIT to install FENCING as described in detail · ove at the location given. The acceptance of the permit herein applied for shall constitute as an agreement on the part of the undersigned to abide by all the conditions therein contained; and to comply with all ordinances of the City of Parma Heights and the laws of the state of Ohio relating to the work to be done thereunder and said agreement is a condition of said permit.

PERMIT WILL INCLUDE ONLY SUCH WORK AS IS DETAILED IN THIS APPLICATION

The undersigned hereby agrees to contact the Building Department for ALL REQUIRED INSPECTIONS.

APPLICANTS SIGNATURE X_____

DATE_____

FENCE INSTRUCTIONS

The following is required:

- Application completely filled out

- Copy of PROPERTY SURVEY (can be obtained from your Mortgage Company) **OR** a photo of a property pin in yard (which would be verified by the Building Official)

- Drawing: showing location of house, side door (if applicable) and garage. Include location of where fence will start and stop along with measurement of property line.

- Permit fee due upon approval
  $50.00 + .25/ft

Submit the above to the Building Department
Hours: Monday – Friday 8:30am-4:00-pm
440-884-9607

CHAPTER 1193
Yard Structures and Landscape Features

1193.01 Yard structures and landscape features.
1193.02 Dangerous and hazardous property line markers.
1193.03 Obstructions to view.
1193.04 Violation; legal and equitable remedies.

1193.01 YARD STRUCTURES AND LANDSCAPE FEATURES.

(a) Yard structures such as fences, trellises and walls, and landscape features such as hedges, trees and shrubs, may be permitted along the side or rear yards. Such structures and landscape features are permitted along the side and rear lot line to a maximum height of six feet. Wood fences shall be treated with wood preservative or painted and well maintained. The finished side of the fence shall be toward the neighbor. Lot pins must show and a permit is needed.

(b) No person shall construct or install any wall, fence or other structure on any property without first making an application and obtaining a permit therefor from the Building Department. The applicant must submit a sketch showing the location, height, type of fence and distance from structures of abutting property owners. The application must be accompanied by the base application fee of fifty dollars ($50.00) plus twenty-five cents ($0.25) per running lineal foot.

(c) No fence, hedge, trellis or other device used to mark boundary lines around a property, or within the property line, exceeding six feet in height, shall be erected, altered, reconstructed or relocated on any lawn adjacent to any boundary line of any lot or parcel of land, or any part thereof in the City. Permitted fences in residential districts shall include the following types: picket, ranch, board on board, chain link (top rail bar required), PVC material, split rail and stockade. Masonry walls of brick, random stone or ashlar, coursed stone or ashlar, or decorative block are permitted, subject to the approval of the Director of Public Service. Prohibited fence types include panel fences where panels are made of plastic, metal or fiberglass, wire mesh fences which have openings between the wires of larger than four inches, individual strand-type wire fences, basket weave and barbed wire.

(d) Post spacing shall not exceed eight feet. All post holes should be a minimum of 30 inches deep for four-foot-high fences and 36 inches deep for fences higher than four feet, up to six feet. All terminal, corner and gate posts should be set 36 inches deep.

(e) Post holes should be at least four inches larger in diameter than the largest dimension of the post. All terminal, corner and gateposts should be set in concrete.

(f) Fences shall be permitted only in rear yards. If a residential structure has a side entrance, the fence shall be no further towards the street than three feet past the side entrance on the driveway side of house. The fence shall be no further towards the street than the rear of the residential structure on the non-driveway side of the residential structure.

(g) No permit for any such device, other than those which replace existing permitted devices, shall be issued until the occurrence of the following:

(1) Submission to the Director of Public Service of verification by a registered professional surveyor, establishing the applicant's property line, in the event lot pins are not visible. The City does not assume the responsibility of any encroachments or defining of any property lines. The property owner is responsible for ensuring the accuracy and proper placement of the fence;

(2) Legally pre-existing fences that are being replaced do not require a survey. Visible lot pins are preferred, but not required. There shall be no exemption from any other provisions of this chapter; and

(3) The Director of Public Service shall give due regard to safety factors and affect on neighborhood property values, along with other applicable requirements of the Building Code.

(h) The height of any fence shall be the distance vertically from the surface of the ground to the top of the fence.

(i) Erection of fences on a corner lot shall not start any closer to the street than the setback of the house and not less than two feet off the sidewalk on the side of the existing property. The fence on the non-street side of the property shall be no further toward the street than the rear of the residential structure, and in no case shall it extend any further toward the street than five feet past the side door, if any, on the non-street side of the property.

(j) No fence shall be erected from the sidewalk line of any property to the front projection of the building thereof, otherwise defined as the building setback line. Nothing contained in this section shall apply to shrubbery for decorative purposes, which in no event shall be permitted to grow above three feet in height when more than 15 feet from the intersection of a driveway with the public sidewalk, or 18 inches in height when less than 15 feet from the intersection of a driveway with a public sidewalk. Any trees within a side yard shall have the branches trimmed so as to provide the minimum distance of eight feet from the ground to the lowest branches when such branches are located within 15 feet of the intersection of a driveway with a public sidewalk.

(k) The supporting posts of fences, hedges, trellises or other devices used to mark or establish boundary lines around property, or within the property line, where posts are

necessary, shall be erected on the side of the property being fenced. In other words, posts shall be erected on the inside of the fence, hedge, trellis, etc., and not on the outside of the fence.

(l) This section shall apply to public facilities, retail, office, commercial and industrial lots, except for such lots, fences in excess of six feet in height may be approved by the Planning Commission in order to more adequately screen such lots from the view of adjacent residential property.

(m) Decorative open fencing may be constructed in a front yard and shall not exceed 30 inches in height and shall be set back a minimum of five feet from the front of the property. No chain-link, board on board or stockade fence is permitted in a front yard. Decorative fencing shall not be continuous in construction or in any way enclose the front yard.

(n) Treated wood fences must comply with current EPA regulations, or the corresponding provisions of subsequent legislation or regulation(s).
(Ord. 2002-12. Passed 4-8-02; Ord. 2006-18. Passed 6-12-06.)

1193.02 DANGEROUS AND HAZARDOUS PROPERTY LINE MARKERS.

No person shall install, erect, place, maintain or permit or cause the installation, erection, placement or maintenance of any stake, stick, pole, stone, rock or other dangerous or hazardous object to mark, designate or establish any property line. Any object or device which, once installed, erected, place or maintained to mark, designate or establish a property line, will be a danger to life or limb of those persons reasonably using the area in the vicinity where such object or device is located, is prohibited, and shall constitute a public nuisance and shall be subject to abatement as provided in Section 634.05.
(Ord. 2002-12. Passed 4-8-02.)

1193.03 OBSTRUCTIONS TO VIEW

No yard structure shall be constructed, planted or maintained in such a manner as to obstruct the view of traffic.
(Ord. 2002-12. Passed 4-8-02.)

1193.04 VIOLATION; LEGAL AND EQUITABLE REMEDIES.

(a) Enforcement of this chapter shall be authorized by filing a criminal complaint in a court of competent jurisdiction, alleging a violation of any of the provisions of this chapter.

(b) No person shall fail or refuse to comply with any order issued by any City authority pursuant to the provisions of this chapter within the period specified for such compliance.

(c) No person shall knowingly violate any provision of this chapter.

(d) The provisions of this chapter shall apply equally to any occupant, owner, agent, superintendent, officer, member or partner, trustee or receiver who shall alone or with others have a legal or equitable ownership in the premises, or shall have possession, charge, care or control of the premises.

(e) Whoever violates any provision of this chapter is guilty of a misdemeanor of the first degree. A separate offense shall be committed each day during or on which a violation occurs or continues. The application of this penalty shall be in addition to the equitable remedies.
(Ord. 2002-12. Passed 4-8-02.)