



THE CITY OF NORTH RIDGEVILLE
7307 AVON BELDEN ROAD, NORTH RIDGEVILLE, OHIO 44039
TELEPHONE: (440) 353-0822 FAX: (440) 353-0823
Building Department



INSTRUCTIONS FOR FENCES

REQUIREMENTS FOR PERMIT:

- Completed application form
- Plot plan showing lot lines, setbacks and drainage.
- Type / Style of Fence (Ex: Privacy, Chain Link, Vinyl).
- Estimated Cost of Construction.
- Name of Contractor, if applicable. (NOTE: Contractor must be registered with the City of North Ridgeville).

REVIEW PROCESS: (Allow 3 weeks for processing)

- Submit application to the Building Department
- Engineering Department. will review for any easements and/or drainage blockage.
- Building Department will notify Applicant when plan review is complete and permit is ready to be picked up

FEES:

- \$35.00 permit
- \$ 1.00 administrative fee

HEIGHT OF FENCES:

- 6' maximum height from front line of building to rear of property.
- 3 ½' maximum height if past building line, from front line of building to right of way. Also must be 50% open (ex: privacy, chain link, shadow box).
- 8' maximum height (areas zoned B or I).

POSITION OF FENCE:

- Up to property line (not on or over line).
- Note: must maintain weeds on opposite side of fence.
- Good side of fence shall face outward toward adjacent properties.

CORNER LOT:

- Double setbacks apply.
- Please indicate if corner lot and show street names.

EASEMENTS:

- No structures in easements. (Do not change grade.)

MISCELLANEOUS:

- Must have at least one (1) 4' gate within 10' of dwelling.
- If underground utilities are present, call 1-800-362-2764 before you dig.

INSPECTIONS REQUIRED: (call 24 hours in advance)

- Post Holes (indicate property pins). Depth of holes a minimum of 36"
- Final Inspections, when project is completed.



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RESIDENTIAL PLAN APPROVAL APPLICATION

CONTRACTOR: _____
 NAME DATE

ADDRESS PHONE

PROPERTY OWNER: _____
 NAME

ADDRESS CITY ZIP PHONE

CONSTRUCTION SITE ADDRESS: _____

(CHECK ALL ACTIVITIES PERTAINING TO THIS APPLICATION)

NEW CONSTRUCTION: Single Family Multi-Family # of Units _____

Square Feet: Finished Basement: _____ 1st Fl.: _____ 2nd Fl.: _____ Total: _____

Garage: Attached Detached Storage Building Size: W _____ x D _____ Square Feet: _____

Sub Lot # _____ Permanent Parcel # _____ Water Permit # _____

Zoning District : _____ Subdivision: _____ Model / Plan Name: _____

YARD REQUIREMENTS: Width at R.O.W. : _____ Flood Plain Zone: _____

ADDITION / ALTERATION: Year Dwelling Built: _____ Addition / Alteration Square Footage: _____

Dwelling Addition Garage Addition Storage Bldg. Addition Kitchen Remodel Basement Remodel

GENERAL PERMITS:

- Re-Siding Re-Roofing Fire Damage Repair Second water meter
- Demo Above Ground Pool In Ground Pool Lawn Sprinkler
- Gazebo Other : _____
- Fence Style: _____ Size: _____
- Deck Size: _____ Square Feet: _____

GENERAL PERMIT FEES:

PERMIT	\$ _____
STATE 1%	\$ _____
ADMIN.	\$ _____
TOTAL	\$ _____

HVAC Heat: New Replacement A/C: New Replacement Fireplace: New Replacement

Condensing Unit Location: Rear yard Left side yard Right side yard

Furnace Capacity: _____ BTU's Water Heater Capacity: _____ BTU's

Furnace Fuel Type Natural Gas L.P. Gas Electric Other _____

Water Heater Fuel Type Natural Gas L.P. Gas Electric Other _____

Air Conditioner Capacity _____ Tons Ductwork Type: Sheet metal Duct board

Gas Meter Location Front yard Rear yard Left side yard Right side yard

Water Meter Location Front Rear Left side Right side

The following information must be clearly identified on the Construction drawings: **Furnace location, water heater location, vent termination for dryer, furnace & water heater, water meter location (if slab construction)**

Indicate 2006 IECC compliance method: _____



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PLUMBING

New Alteration Service Line

Indicate fixture count below:

Water Closet _____ Floor Drain _____ Bidet _____ Backflow Device _____
 Lavatory Sink _____ Laundry Tub _____ Water Heater _____ Clothes Washer _____
 Bath Tub _____ Dishwasher _____ Sewage Grinder _____ Sump Pump _____
 Hot Tub _____ Shower _____ Garbage Disposal _____ Other _____

Building Main Drain size: _____ inches Building Water Service size: _____ inches

Water Distribution System Copper PVC / plastic

ELECTRICAL

New Alteration / Addition Service Change Service Entrance

Service Amps _____

Indicate load wattages & amperages for each item applicable below:

Range _____ watts Cook top _____ watts Oven _____ watts
 Electric Water Heater _____ watts Electric Clothes Dryer _____ watts Gas Clothes Dryer _____ watts
 Dishwasher _____ watts Disposal _____ watts Sump Pump _____ watts
 Sewage Ejector _____ watts Water Pump _____ watts _____ watts
 Air Conditioner _____ volts _____ amps Furnace _____ volts _____ amps
 Electric Space Heater _____ volts _____ amps Heat Pump _____ volts _____ amps

TRADE	NAME OF CONTRACTOR	REGISTERED	
Masonry	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Carpentry	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Plumbing	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Electrical	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
HVAC	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Decorating	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Floor Covering	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Drywall	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Excavator	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Pool Erector	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Landscaper	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Other	_____	<input type="checkbox"/> Yes	<input type="checkbox"/> No

NOTE: All contractors submitted regarding this permit, must be registered and approved by the Building Dept. for the current year.

Cost of Construction: _____ Applicant's Signature _____

Property Owner's Signature _____

Sidewalk Ordinance received date: _____ Applicant's Signature _____

Date: _____ Approved: _____



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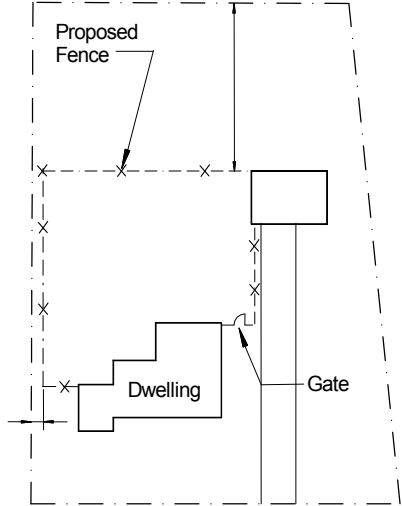


Building Department

1294.01 INTERPRETATIONS AND EXCEPTIONS IN GENERAL

(h) Fences.

- (1) In addition to the provisions of Section 1294.06 regarding lot line verification, all fences constructed within residential areas of the City shall conform to the following standards:
 - A. Along the street line and to the front line of the building located nearest to such street, no fence shall exceed three and one-half feet in height.
 - B. Along the rear lot line of the property and to the front line of the building located nearest to such street, no fence shall exceed six feet in height.
- (2) Fences may be erected adjacent to the property line, except that no living fence, such as a hedge or bush-type fence, shall be permitted within three feet of any road right of way or sidewalk.
- (3) All fences in residential areas shall be constructed so that the open area of such fence structure shall be equal to or greater than the closed or barred portion of such fence, except as to fences erected principally as enclosures for swimming pools, and except that along the rear lot line of the property and from the rear lot line to the front line of the building located nearest to the street, a privacy or barred fence shall be permitted, provided that there is a gate or opening for ingress and egress, at least four feet in width, within ten feet of any connection to a residence. Where a privacy or barred fence is permitted along a lot line, there shall be a recorded easement of two feet for maintenance purposes, before issuance of a permit by the Chief Building Official.
- (4) In B and I Districts, fences shall be not greater than eight feet in height and shall be set back not less than twelve feet from the right-of-way.
- (5) This Zoning Code shall have no application to junkyard fences referred to in Chapter 840 of the Business Regulation and Taxation Code.
- (6) Fences shall be deemed a structure within the purview of the Building and Housing Code of the City and shall require a building permit.
- (7) Nothing in this subsection shall be interpreted so as to have application to land used for agricultural purposes.
- (8) A living fence as referred to in this Zoning Code means a hedge, bush-type fence or other type of enclosure formed from herbage, bushes or other similar living plant life.
- (9) All fences constructed pursuant to this subsection shall be constructed in such a fashion that the good side of the fence shall face outward toward adjacent properties.
- (10) Fence height shall be measured from a point not more than four inches from grade and shall follow grade contours as far as practical.
(Ord. 335-66. Passed 7-5-66; Ord. 549-69. Passed 7-21-69; Ord. 1173-76. Passed 6-7-76; Ord. 2217-87. Passed 11-2-87; Ord. 2863-94. Passed 4-18-94; Ord. 3624-00. Passed 10-16-00; Ord. 3814-02. Passed 6-17-02; Ord. 3830-02. Passed 7-15-02; Ord. 3831-02. Passed 7-15-02; Ord. 3868-02. Passed 12-16-02.)



Example Plot Plan

SUBMITTER:

Please provide similar dimensions to those shown on the Example Plot Plan above.

Clarify dimensions as listed below.

Dimensions should be in feet.

- Dimension from Pool :
_____ to side property line
- _____ to rear property line
- _____ Location of Gate

PROPOSED FENCE

PLOT PLAN

NORTH
RIDGEVILLE
BUILDING
DEPARTMENT

Draw Your Plot Plan here