



# City of North Ridgeville

## Building Department

7307 Avon Belden Rd, North Ridgeville, OH 44039

Phone: (440) 353-0822 Fax: (440) 353-0823



## 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, and Vinyl).
- Estimated Cost of Construction.
- Name of Contractor, if applicable. (NOTE: Contractor must be registered with the City).

### REVIEW PROCESS: *(Allow 3 weeks for processing)*

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

### FEES:

- See fees listed on Residential Building Permit Fees page (website or handout)
  - Base permit fee
  - 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
- 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 (for emergency services access).
- If underground utilities are present, call 1-800-362-2764 before you dig.

### INSPECTIONS REQUIRED: *(call at least 24 hours in advance)*

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



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### Fence Application Package

CONSTRUCTION SITE ADDRESS: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

CONTRACTOR ADDRESS: \_\_\_\_\_

CONTACT PHONE #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

PROPERTY OWNER: \_\_\_\_\_ DATE: \_\_\_\_\_

PROPERTY OWNER ADDRESS: \_\_\_\_\_

CONTACT PHONE #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

**(CHECK ALL ACTIVITIES PERTAINING TO THIS APPLICATION)**

**NEW CONSTRUCTION:**  Single Family  Multi-Family # of Units \_\_\_\_\_

Square Footage: 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  2nd water meter

Demo  Above-Ground Pool  In-Ground Pool  Lawn Sprinkler

Gazebo  Other: \_\_\_\_\_

Fence Style: \_\_\_\_\_ Size: \_\_\_\_\_

Deck Size: \_\_\_\_\_ Square Feet: \_\_\_\_\_

#### **PERMIT FEES**

To be calculated by Building Dept.

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 Energy Code compliance method: \_\_\_\_\_



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**PLUMBING:**     New                       Alteration                       Service Line

**Indicate fixture count below:**

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

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
Water Heater: _____ watts	Clothes Dryer: _____ watts	Gas Clothes Dryer: _____ watts
Dishwasher: _____ watts	Disposal: _____ watts	Sump Pump: _____ watts
Sewage Ejector: _____ watts	Water Pump: _____ watts	Other: _____ watts

Air Conditioner: \_\_\_\_\_ volts \_\_\_\_\_ amps

Furnace: \_\_\_\_\_ volts \_\_\_\_\_ amps

Electric Space Heater: \_\_\_\_\_ volts \_\_\_\_\_ amps

Heat Pump: \_\_\_\_\_ volts \_\_\_\_\_ amps

TRADE	NAME OF CONTRACTOR	REGISTERED
Masonry:	_____	Yes / No
Carpentry:	_____	Yes / No
Plumbing:	_____	Yes / No
Electrical:	_____	Yes / No
HVAC:	_____	Yes / No
Decorating:	_____	Yes / No
Floor Covering:	_____	Yes / No
Drywall:	_____	Yes / No
Excavator:	_____	Yes / No
Pool Erector:	_____	Yes / No
Landscaper:	_____	Yes / No
Other:	_____	Yes / No

**(Circle one)**

**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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### Fence Application Package

#### **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.)



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### Fence Application Package

#### Fence Plot Plan: Draw Proposed Fence Plan Here

#### Submitter:

Please provide dimensions in feet, as listed below.

Fence total length:

\_\_\_\_\_

Distance to side property line:

\_\_\_\_\_

Distance to rear property line:

\_\_\_\_\_

#### Instructions for drawing plot plan:

- Give a rough outline of your property.
  - Similarly outline the shape of our home, driveway and accessory structures.
  - Show any easements on your property.
  - Sketch in fence, including gate locations.
- \*\*Be sure to include lengths and dimensions in feet.