



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, 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.
- 4' 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 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.** A fence may be erected or maintained upon a lot subject to the requirements of this section.

(1) General Regulations for All Fences.

- A. No fence shall be constructed until a permit has been issued by the Chief Building Official.
- B. Any fence is subject to the provisions of Section 1468.03(a) regarding lot line verification. The property owner is the responsible party for any legal verification of fence placement.
- C. Except for a fence that is the same on both sides, fences shall be installed so that no exposed posts or supporting cross-elements face the right-of-way or any lot other than the lot on which the fence is to be constructed.
- D. Fence height shall be measured from a point not more than four inches from grade.
- E. Fences shall be installed plumb and the top finish shall be uniform. Fences shall follow the contour of the ground as far as is practical.
- F. Fences may be erected adjacent to the property line, except that no living fence shall be permitted within three feet of any property line, road right-of-way or sidewalk and no living fence in a front yard shall exceed thirty inches in height. For the purposes of this Zoning Code, "living fence" means any living plant including hedges, shrubs, bushes, trees or plants so arranged or growing in such manner as to enclose or partially enclose a yard or part of a yard.
- G. No fence may be located to impede or restrict visibility of vehicles or pedestrians at any right-of-way.
- H. Fences placed on utility easements shall provide access to manholes, utility boxes, cleanouts or other service areas that may be used for maintenance of the utility. The property owner shall be responsible for seeking any required approval for fence placement from the utility. Fences in drainage easements shall require prior approval of the City Engineer to ensure proper flow of water.
- I. No electrically-charged fence shall be erected or maintained in any district.

(2) Fences in Residential Districts.

- A. A fence not exceeding six feet in height may be placed along any side or rear property line, subject to the requirements in (B) below, providing it does not extend closer to the street than the front building line. From the building line to the street line, a fence may be installed so long as it has a maximum height of four feet and at least 50 percent of the face is open.
- B. In order for a fence to be constructed along a property line, the property owner proposing the fence shall meet one of the following conditions, otherwise the fence shall be placed a minimum of three feet from the property line:
 - i. Construct the fence of maintenance-free materials as determined by the Chief Building Official.
 - ii. Construct the fence so it can be easily dismantled from its owner's side for the purpose of maintaining it entirely within the owner's property; or
 - iii. Enter into a written agreement with the neighboring property owner stating that the owner of the fence has free access to the neighboring property for the purpose of maintaining the fence and land beneath. A copy of this agreement must be submitted with the application for a fence permit and recorded with the City.
- C. Where a solid or privacy fence is proposed that is connected to a dwelling, there shall be a gate or opening at least four feet in width within ten feet of the dwelling.
- D. Barbed wire fences are prohibited in residential districts.

(3) Fences in Non-Residential Districts.

- A. Fences in non-residential districts shall be not greater than eight feet in height. Any fence proposed in a front yard must be set back a minimum of twelve feet from the right-of-way.
- B. Not more than two strands of barbed wire may be placed on top of a fence, provided such strands are not less than six feet from the ground.



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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.**