

CITY OF NORTH OLMSTED

Mayor Kevin M. Kennedy

Dale A. Mitchell, **Building Commissioner**

Building Department

REGULATIONS FOR FENCE AND SCREEN WALLS

- A fence not exceeding six (6') feet in height may be placed along any side or rear property line providing it does not extend nearer the street than the front building line. From the building line to the front property line, a fence with a maximum height of thirty (30") inches and having fifty (50%) percent of the face open may be established. No electrified or barbed wire fence shall be erected at any location.
- A six (6') foot high fence may be constructed on **corner** lot in the rear yard providing that it does not extend into the required front building setback of the abutting lot on the side street.
- The finished side of a wood fence shall face the neighbor's view. All posts and structural members shall be on the side facing the installer's property. (Exception: when the style of fence commonly described as "Good Neighbor" is utilized.)
- Where a neighbor has already installed a fence along a property line, an additional fence will not be permitted.
- All fences constructed within the City of North Olmsted shall be constructed of acceptable materials, as customarily used in suburban residential fencing.
- Post shall be set solidly enough to resist wind load or body impact.
- Fence lines should be set straight and plumb.
- Snow fencing is not permitted, *except for snow control*, and may be in place only from November 15 through March 15, subject to height and placement regulations as set forth in the Zoning Code.
- Fencing of the type commonly known as "field" fencing or "farm" fencing is not permitted.
- Low fencing around gardens for pest control is permissible; however, fencing must be removed when the garden season is over. A permit is not required.
- When residential land abuts commercial property, a second fence may be erected under the following conditions: *(Building Commissioner ruling dated June 25, 2001)*
 1. The commercial fence is more than six (6) feet off the property line; or
 2. The commercial fence is open, such as a chain link; or
 3. There is a solid fence that does not provide the full height protection that the resident could achieve on this own.

Submittal For Permit

- An application for permit must be submitted at least 5 working days prior to a permit being issued.
- A **legible** site plan that should be to scale as much as possible w/ the following:
 - The measurements of the property,
 - Location of the dwelling and accessory structures, and
 - The exact location and measurements of the fence.
- The application must show the cost of the fence, and must be signed by an authorized party.
- An estimated, but **reasonable** cost must be provided to report to the County.
- If a contractor is doing the work, they must be registered with the City, and it is **their responsibility** to apply for and pick up the permit.

Nothing contained herein shall be construed to change or modify the pertinent ordinances

**CHAPTER 1369
Fences And Screen Walls**

- 1369.01 Definitions.**
- 1369.02 Types of fences permitted.**
- 1369.03 General requirements for fences and screen walls.**
- 1369.04 Specifications for wood fences.**
- 1369.05 Specifications for chain link fences.**

CROSS REFERENCES

Electric and barb wire fences - see GEN. OFF. 521.07
Permit fee - see BLDG. 1321.01
Swimming pool fences - see BLDG. 1345.02

1369.01 DEFINITIONS.

The following terms shall have the following definitions for purposes of this Chapter of the Building Code:

- (a) "Fence" means the installation of acceptable material at or along the property line or lines to define or enclose the property or to prevent entry to an area such as a garden or a pool area or other body of water.
- (b) "Screen wall" means an exterior wall installed to provide privacy or secure a specific point or place such as a swimming pool, a deck, patio, arbor or balcony.
(Ord. 99-100. Passed 9-7-99.)

1369.02 TYPES OF FENCES PERMITTED.

The following types of fences shall be permitted on property when the applicable section of the City Zoning Code authorizes construction of fences in the district of the City where the property is located:

- (a) Solid Board. A board fence where the boards are installed against each other so as to provide a solid wall that doesn't allow seeing through or the passage of air.
- (b) Spaced Board. A board fence where there is a space left between the boards so as to allow the flow of air and allow seeing through. Typically, the space is anywhere from one inch (1") up to the width of the vertical boards.
- (c) Board on Board (or Shadow Box). A fence constructed like a Solid Board Fence, except that the fence boards are installed alternately from one side of the fence rails (or stringers) to the other. Boards can run either vertically or horizontally.
- (d) Louver. A fence where the boards are installed on an angle between the rails or posts to direct sunlight or air. Boards may be installed either vertically or horizontally.
- (e) Basket Weave. A fence where thin basket boards are woven alternately around small wooden members which extend through the height of the weave. (Requires high quality, flexible wood because of the thinness.)

- (f) Post and Rail (commonly called split rail). A rustic fence where split rails are inserted into slotted posts. Two and three horizontal rails are common.
- (g) Post and Board (commonly called paddock or corral). A type of fence with horizontal boards fastened to the face of the posts, or inserting into slotted posts. Two, three and four horizontal boards are common. A variation is a "crossbuck" pattern where two boards diagonally cross each other between the top and bottom boards on a two board style.
- (h) Picket. A fence that is typically a spaced board fence four feet (4') or less in height usually with a blunted point cut at 45 degree angles, or rounded, or with a gothic point.
- (i) Good Neighbor Fence. Any solid or spaced board fence where the face boards are installed at the center of the posts so that the fence looks the same from both sides.
- (j) Stockade. A fence, usually installed as solid wood, where the cover boards or pickets are milled or sliced to half round with the top finished to a pointed or conical point.
- (k) Chain link.
- (l) Premanufactured Vinyl Fences.
- (m) Brick or Stone Fences.
- (n) Decorative wrought iron (or other metal manufactured to look like wrought iron) fences. (Ord. 99-100. Passed 9-7-99.)

1369.03 GENERAL REQUIREMENTS FOR FENCES AND SCREEN WALLS.

- (a) The following requirements shall apply only to the construction of fences:
 - (1) Fences shall be installed so that the finished side is to the neighbor's view. All posts and structural members shall be on the side facing the installer's property. (Exception: when the style of fencing commonly described as "Good Neighbor Fence" is utilized.)
 - (2) Fencing shall be installed plumb and the top finish of the fence shall be uniform. Fences shall follow the contour of the ground as far as is practical. Adjustments for grade shall occur at the bottom of the fence. Where adjustments for grade changes are severe enough to require stepping, a minimum of eight feet (8') of uniform fence run shall maintained prior to each step.
 - (3) Where a neighbor has already installed a fence along a property line an additional fence will not be permitted. If a neighbor's fence does not border the entire property line a new section of fence may be installed along that portion of the property line. If the installation leaves gaps, connection to the existing fence may be made with the neighbor's permission. If the neighbor will not allow physical connection to their fence, then the new fence can be cantilevered to project to within four inches of the existing fence but may not cross the property line.
 - (4) The height of the fence shall be controlled by the applicable provisions of the City Zoning Code for the district in which the fence will be located. The height of fences shall be measured from a point not to exceed six inches (6") above the finished grade line or natural contour of the ground.
- (b) The following requirements shall apply only to the construction of screen walls:
 - (1) Screen walls shall be installed so that all posts and structural members are covered with a finish material to within at least twelve inches but no closer than eight inches of grade unless treated for ground contact. Materials shall be listed for exterior use and be compatible with the structure to which it is adjoined. (Exception: when fencing materials are used for a screen wall they shall be installed so the finished side is to the neighbor's view.)
 - (2) Screen walls shall be installed plumb and the top finish of the wall shall be level. Adjustments for grade shall occur at the bottom of the wall. Where adjustments for grade changes are severe enough to require stepping, a minimum of sixteen feet of uniform wall run shall be maintained prior to each step. The bottom of the screen wall shall not leave gaps from grade of more than twelve inches (12").

- (3) The height of a screen wall that is attached to the main structure shall not exceed six feet (6') above the floor, deck, balcony, or patio and must comply to all setback requirements of the main structure. The height above grade of the screen wall that is independent from the main structure or does not meet the setback requirements for main structures shall comply with regulation in the Zoning Code for a fence. (Exception: a screen wall used to provide privacy for a swimming pool that complies with the accessory use requirements and setbacks may be built to a height of six feet (6') above the floor level of an attached deck or the water surface.)
- (c) The following requirements shall apply to both fences and screen walls:
- (1) All fences and screen walls shall be erected to withstand a fifteen pound horizontal wind pressure, shall be placed perpendicular to the ground and shall be substantially and properly supported according to standard practice.
 - (2) Fencing and screen walls shall not be topped with sharp points such as may readily result in bodily injury and no portion of fencing shall be of barbed wire.
 - (3) Where solid fences or screen walls are erected and where a water drainage situation occurs, such problem shall be disposed of by placing adequate outlets at the bottom of the fence or screen wall to eliminate possible accumulation of stagnant water or other undesirable conditions.
(Ord. 99-100. Passed 9-7-99.)

1369.04 SPECIFICATIONS FOR WOOD FENCES.

The following specifications, derived from ASTM F 537 and Standard Practice in the Fence Industry, shall apply to the materials and construction of wood fences:

- (a) Posts and Framing. Post spacing shall not exceed eight feet (8'). All post holes should be a minimum of thirty inches (30") deep for four feet (4') high fences and thirty-six inches (36") deep for fences higher than four feet (4') up to six feet (6'). All Terminal, Corner and Gate posts should be set thirty-six inches (36") deep.
- (b) Post holes should be at least four inches (4") larger in diameter than the largest dimension of the post. All Terminal, Corner and Gate posts should be set in concrete.
- (c) Fences up to five feet (5') shall have a minimum of two rails (stringers) top and bottom. Fences over five feet (5') shall have a third rail at center height. Stringers shall be 2x4 minimum (nominal).
- (d) Materials. All materials used in wood fencing should be either:
 - (1) Naturally rot resistant wood (such as Cedar),
 - (2) A wood pressure treated for rot-resistance, or,
 - (3) Be coated thoroughly with a paint or protective coating immediately on erection.
- (e) Fasteners. Fasteners shall be made of a non-rusting, non-corrosive material, or coated to resist rusting. Nails shall be long enough to penetrate the receiving member twice the thickness of the thinner member but not less than one and one-half inches (1-1/2").
- (f) Cover boards shall be 1/2" minimum thickness.
- (g) Solid wood fences should allow for expansion to avoid buckling as follows: For widths 2 to 4 inches, a one-sixteenth inch (1/16") space should be provided; for widths 6 to 8 inches, a minimum space of one-eighth inch (1/8") should be provided.
- (h) The tops of the cover boards may be cut to many different designs such as dog ear (corners cut off at 45 degree angles), gothic (two arc shaped cuts that meet in the center to form a graceful point), standard point (boards cut to a point with 45 degree angles), or domed or rounded top (where the top is cut to a half circle). There are many shapes and styles that may be custom cut at specific request. Post tops may also be cut to several decorative shapes such as pyramid, gothic, domed and chamfered. Also, shaped terminals may be screwed onto the tops of posts.
(Ord. 99-100. Passed 9-7-99.)

1369.05 SPECIFICATIONS FOR CHAIN LINK FENCES.

The following specifications, derived from ASTM F567 and F761, and Standard Practice in the Fence Industry, shall apply to the materials and construction of chain link fences:

(a) Structural Members:

- (1) Posts. Post spacing shall not exceed ten feet (10'). Posts shall be set in concrete. Diameter of holes shall be four times the largest cross section of the post.
- (2) Depth. Depth shall be a minimum of twenty-four inches (24") for a four-foot high fence, plus an additional three inches (3") for each additional one foot increase in height over four feet.
- (3) Top rail. A top rail shall be used for all chain link fences. Top rail shall be continuous between terminals and shall be swedged or sleeved. Top rail shall be supported at all posts. At corners and terminals, rail shall be connected by means of a rail end fitting.
- (4) Dimensions of structural members.

<u>Member</u>	<u>Minimum Diameter</u>
	<u>5 ft. or less in height</u> <u>6 ft. height</u>
Top Rail	1-3/8 in. 1-3/8 in.
Line Post	1-5/8 in. 2 in.
Terminal and Gate Post	2-1/2 in. 2-1/2 in.

- (5) Fabric. The selvage edge of wire fabric shall be either knuckled or twisted. The fabric shall be installed with only a knuckled edge at the top. Rolls of wire fabric shall be joined by weaving a single picket into the ends of rolls to form a continuous mesh. Fasten fabric to line posts at intervals not exceeding fifteen inches (15"). Fasten fabric to top rail at intervals not exceeding twenty-four inches (24"). Tension bars shall be used at all terminal, corner and gate posts. Fabric shall be tightened to provide a smooth, uniform appearance free from sag. (Ord. 99-100. Passed 9-7-99.)

Type of Fences Permitted

- Solid Board – A board fence where the boards are installed against each other so as to provide a solid wall that doesn't allow seeing through of the passage of air.
- Spaced Board – A board fence where there is a space left between the boards so as to allow the flow of air and allow seeing through. Typically, the space is anywhere from 1" up to the width of the vertical boards.
- Board on Board (or Shadow Box) – A fence constructed like a *Solid Board* fence, except that the fence boards are installed alternately from one side of the fence rails (or stringers) to the other. Boards can run either vertically or horizontally.
- Louver – A fence where the boards are installed on an angle between the rails or posts to direct sunlight or air. Boards may be installed either vertically or horizontally.
- Basket Weave – A fence where thin basket boards are woven alternately around small wooden members which extend through the height of the weave. (Requires high quality, flexible wood because of the thinness.)

- Post & Rail (commonly called Split Rail) – A rustic fence where split rails are inserted into slotted posts. Two and three horizontal rails are common.
- Post & Board (commonly called Paddock or Corral) – A type of fence with horizontal boards fastened to the face of the posts, or inserting into slotted posts. Two, three, and four horizontal boards are common. A variation is a “crossbuck” pattern where two boards diagonally cross each other between the top and bottom boards on a two board style.
- Picket – A fence that is typically a space board fence 4’ or less in height usually with a point cut at 45 degree angles, or rounded, or with a Gothic point.
- Good Neighbor Fence – Any solid or spaced board fence where the face boards are installed at the center of the posts so that the fence looks the same from both sides.
- Stockade – A fence, usually installed as solid wood, where the cover boards or pickets are milled or sliced to half round with the top finished to a pointed or conical point.
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