

**CITY OF CUYAHOGA FALLS, OHIO
DIVISION OF PLANNING AND ZONING**

**BRIEF OUTLINE OF ZONING CODE REQUIREMENTS
FOR
RESIDENTIAL FENCE CONSTRUCTION**

Fence construction requires a building permit, which is to be obtained prior to work beginning. If the homeowner is doing the work, he/she may obtain the permit. If a contractor is doing the work, he/she must be registered with the City, and must obtain the permit.

All permits are valid for 6 (six) months, and the only inspection required is a final inspection.

- The first step in obtaining the permit is to receive approval from the Planning Department located on the 3rd Floor of the Municipal Building. You need to show a Plot Plan where the fence is installed, and the type of fencing used. You may use the second page of this directive as a Plot Plan. The Planning Department is open from 8:00 AM to 5:00 PM Monday through Friday.
- Next, go to the Building Department on the 1st Floor of the Municipal Building to obtain the building permit. The Building Department is open from 7:30 AM to 5:00 PM Monday through Friday.

Generally, with the exception of subdivisions governed by other Homeowner Association Rules, residential fencing is permitted in residential districts subject to the following requirements: (C.O. 1145.09 FENCING; ORD. 62-2009):

- In the rear yard, from the front corner of the house foundation (not the porch) to the side lot line and down the sides of the property lines and across the back, a fence may be up to six (6) feet high, whether solid wood, individual planks, chain link style, or vinyl. The “good or finished” side must face the outside (toward the neighbor and away from the owner). Homeowner Associations may also require a separate and PRIOR APPROVAL to obtaining the permit.
- In the front yard of the house towards the street, only open rail or picket style fences up to four (4) feet tall with a minimum 2: 1 plank/void ratio are permitted. Wire, chain link, or solid fences are not allowed in front yards. Where permitted, chain link or wire fence is allowed only 4 feet tall. On corner lots both sides of the house facing the street are considered as the “front” for the purpose of fence style and height.
- All fences must be kept at least one (1) foot away from the sidewalk. If you do not have a public sidewalk, the Planning Department shall assist you in clarifying the location requirement.
- The fence shall be installed right up to the property line. When the fence is not at the property line, it shall be at least 3 (three) feet away from the line. It is the owner’s responsibility to locate and mark the property line. The postholes, including any concrete must be completely on your property.
- When replacing your own fence at the property line, the old fence must be removed first. You may not attach your fence to a neighbor’s fence unless you have their written permission.