

CITY OF BRECKSVILLE
REGULATIONS FOR RESIDENTIAL FENCES



ZONING:

The maximum permitted height for a fence is 4'.

The fence can be located in the side and rear yard (from front wall of house to rear lot line).

NOTE: Fences are not permitted in the city right-of-way. Contact the Building Department for corner lot requirements.

CONSTRUCTION:

- Fences shall be treated with weather preservatives or painted and well maintained on a regular basis.
- All perimeter fences shall be located within one foot of the property line except as otherwise regulated in the building and zoning code.
- No perimeter fence shall be installed adjacent to another perimeter fence.
- The face of the fence shall be on the outside of the lot or land upon which said fence is constructed.
- Fences constructed of wood shall have boards or pickets not exceeding six inches in width.
- Fence post holes are to be a minimum of 38" deep.

APPLICATION PROCEDURES:

Submit, in person, two sets of plans which include the following:

- A site plan or survey of the parcel of land sought to be enclosed by the fence (property pins must be visible), **OR**
- A written agreement among all persons of interest, contiguous to such parcel of land being enclosed, expressing their agreement and consent to the location of such fence upon the applicant's parcel of land.
- Plans showing the fence construction and what it will look like when it is completed.

A 10 DAY WAITING PERIOD BEGINS WHEN THE PLANS ARE BROUGHT TO OUR OFFICE AND AN APPLICATION FOR A BUILDING PERMIT IS COMPLETED.

THE PERMIT FEE IS \$30.30.

INSPECTIONS REQUIRED:

You or your contractor must notify the Building Department (440-526-2630) for a post hole AND final inspection. Please allow a minimum of 24 hours notice.




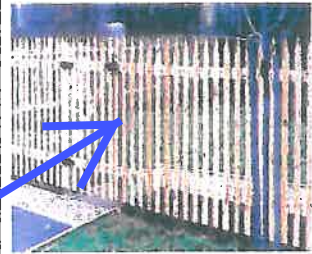








CHECK YOUR PROPERTY DEED TO BE SURE FENCES ARE PERMITTED IN YOUR NEIGHBORHOOD. ALL CONTRACTORS MUST BE REGISTERED WITH THE CITY BEFORE ANY PERMIT CAN BE ISSUED.

(1/2016)

INFORMATION ONLY

EXAMPLES OF FENCES

Note: These graphic examples of a portion of the fences defined in Section 1185.01 of the Codified Ordinances of the City of Brecksville are designed to be for illustrative and example purposes only, and are not designed to be a complete listing or depiction of all fences and fence types referenced in Chapter 1185.

		
<p>Example of a Chain Link Fence</p>	<p>Example of a Basket Weave or Woven Fence</p>	<p>Example of a Board on Board or Shadowbox Fence</p>
		
<p>Example of a Picket Fence</p>	<p>Example of a Split Rail Fence</p>	<p>Example of a Post and Rail Fence</p>
		
<p>Example of a Post and Board, Paddock or Corral Fence</p>	<p>Example of a Stockade Fence</p> <p style="text-align: center;">Not permitted</p>	<p>Example of a Solid Board Fence</p> <p style="text-align: center;">Not permitted</p>
		
<p>Example of a Wrought Iron Fence</p>	<p>Example of a Barbed Wire Fence</p> <p style="text-align: center;">Not permitted</p>	<p>Example of a Stone Wall</p>

Slats -Spacing
5"or6" - 4"
1"to4" - >1"<4"

**PART ELEVEN - PLANNING AND ZONING CODE / TITLE NINE - Regulations
Applying To All Districts / CHAPTER 1185: FENCES / § 1185.02 PERMITTED
FENCES; RESIDENTIAL AND COMMERCIAL AREAS.**

§ 1185.02 PERMITTED FENCES; RESIDENTIAL AND COMMERCIAL AREAS.

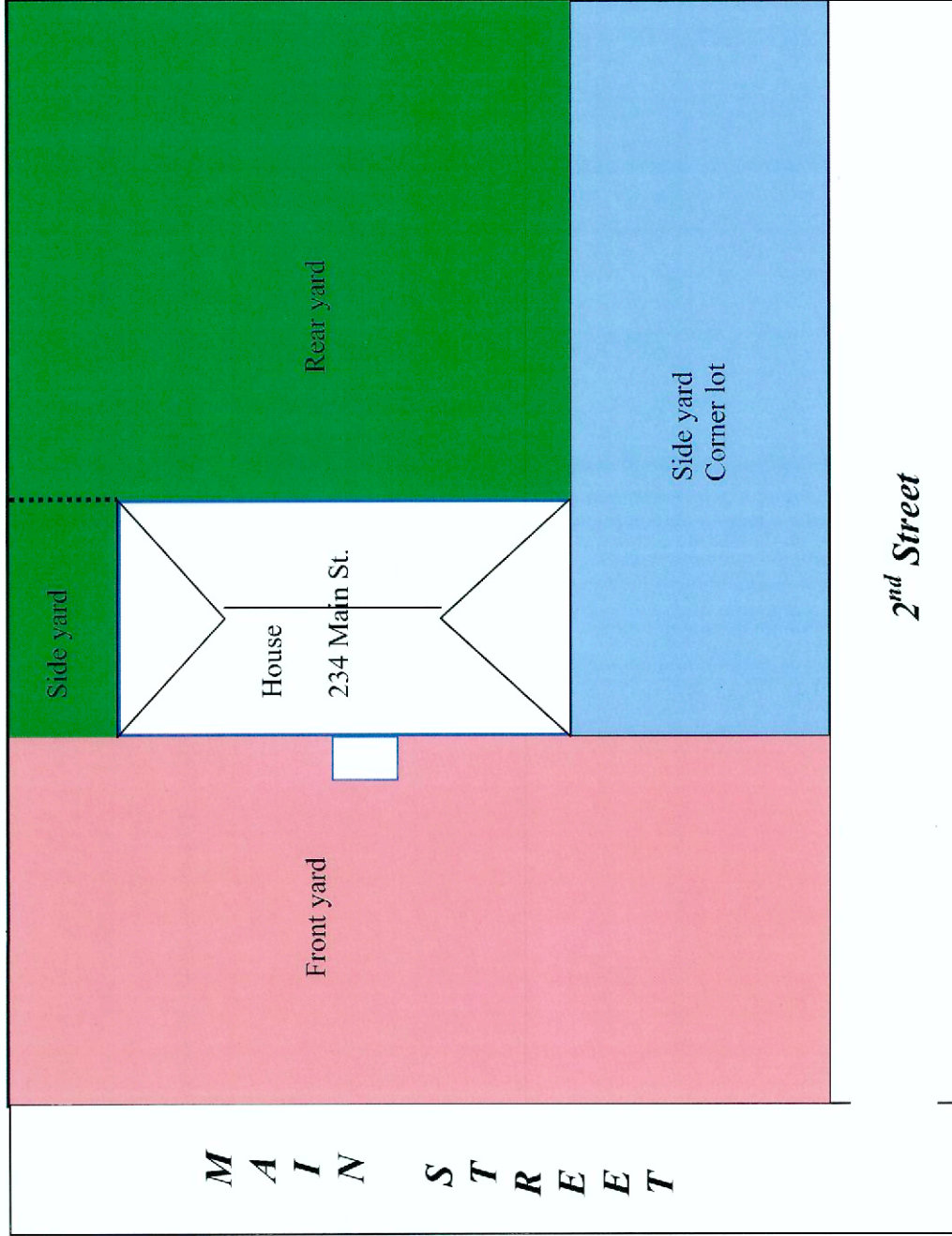
(a) Chain link, board on board, picket, split rail, post and rail, post and board, paddock, corral, wrought iron, open ornamental and basket weave fences shall be permitted in residential areas as regulated in this chapter. In addition, decorative brick or stone walls may be permitted in residential areas as regulated in this chapter.

(b) Chain link, louver, board on board, wrought iron, open ornamental and basket weave fences shall be permitted in commercial areas as regulated in this chapter. In addition, brick, stone or other masonry walls, as recommended by the Planning Commission and approved by Council may be permitted in commercial areas as regulated in this chapter.

(c) Electric and barbed wire fences shall be prohibited in all areas of the city except an electrified fence may be permitted upon land consisting of at least five (5) acres, wherein a working farm is being operated. The type, construction and location of such electrified fencing shall be as approved by the Building Commissioner.

(d) Any other type of fence, wall or other similar structure not specifically permitted by this section to be in a residential or commercial area is prohibited.

(Ord. 3943, passed 3-19-02) Penalty, see § 1185.99



Front Yard
- No fences allowed

Rear Yard
Side Yard opposite street
- Maximum fence height 4 ft.
- Any allowable type

Side Yard
- Maximum fence height 3 ft.
- Only Split rail or Post & rail type

***Fence Requirements - Corner Lot
Per BCO 1185.03(b)***