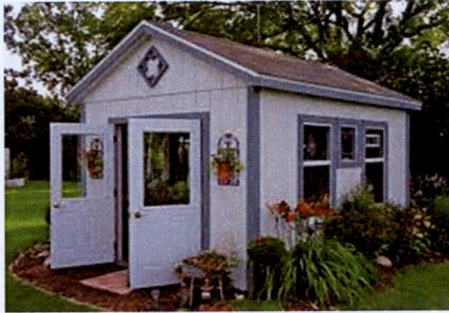


RESIDENTIAL FENCES, DECKS & ACCESSORY
STRUCTURE INSTALLATION GUIDE



**CITY OF
STRONGSVILLE, OHIO**

BUILDING DEPARTMENT

16099 FOLTZ PARKWAY

440-580-3105

GENERAL REQUIREMENTS

If you belong to a Homeowner's Association, check with them to discuss their Regulations prior to submitting plans to the Building Department.

A 10 Day Posting is Required Prior to the Plan Review Process.

DECK APPLICATION

1. Along with the permit application form, submit one copy of the overhead view (see drawing) on a copy of your official topographical survey that you already have or obtain from the Building Department indicating exactly where the deck will be situated. Indicate where it will be on the lot and how far away from the property lines. Also, include one copy of the complete deck construction plans. An electric receptacle is required within the square footage area of a deck. Indicate on the drawing where the receptacle is currently located or will be located after installation.

FENCE APPLICATION

1. All fences regardless of height must have a zoning permit. Fences in the side or rear yards shall have a maximum height of 6' feet. Fences in the front yard shall be a split rail style and be a maximum of 42" in height. Fences shall be constructed so the finish side of the fence must face the adjacent lot.
2. Along with the permit application form, submit one copy of the overhead view (see drawing) on a copy of your official topographical survey that you already have or obtain from the Building Department indicating exactly where the fence will be in the yard in relation to the property lines. Indicate the height of the fence from grade and the total fence length. Fences can go up to but not over the property line.

Refer to the attached sketch for further clarification.

3. Indicate if there are other houses around you or if this is a corner lot. A fence on a corner lot may require a variance. Refer any questions regarding corner lots to the Building Department.

GENERAL REQUIREMENTS

FENCES APPLICATION CONT.

4. On a corner lot, fences, walls and hedges shall be set back from the side street right-of-way and any sidewalk not less than twelve feet (12') if the fence, wall or hedge is four feet (4') in height or less and not less than sixteen feet (16') if the fence, wall or hedge is higher than four feet (4') in height.
5. Fences, walls and hedges shall be permitted along a side and rear yard lot line to a height of not more than six feet (6') above the average grade.
6. Fences and hedges shall not be permitted along a side lot line in the front yard, except a two-rail type of fence not to exceed forty-two (42") inches in height.
7. It is the responsibility of the owner/contractor to verify the fence is inside the property lines associated with the approval.
8. Where 2 fences run parallel to one another, a distance of 24 inches of separation is required for maintenance.
9. Any fence located within a storm sewer and/or swale easement must not obstruct drainage. Fence shall be subject to removal, by owner, at the discretion of the City Engineer, if deemed to interfere with the operation, maintenance or repair of the swale or storm sewer system.

ACCESSORY STRUCTURE APPLICATION

1. Along with the permit application form, submit one copy of the overhead view (see drawing) on a copy of your official topographical survey that you already have or obtain from the Building Department indicating exactly where the accessory structure will be located in the yard and distance from property lines. Indicate the distance from any other structures on the property. Also, include one copy of the accessory structure construction plans or a sketch of what the accessory structure will look like completed or a pamphlet from the place of purchase.

GENERAL REQUIREMENTS

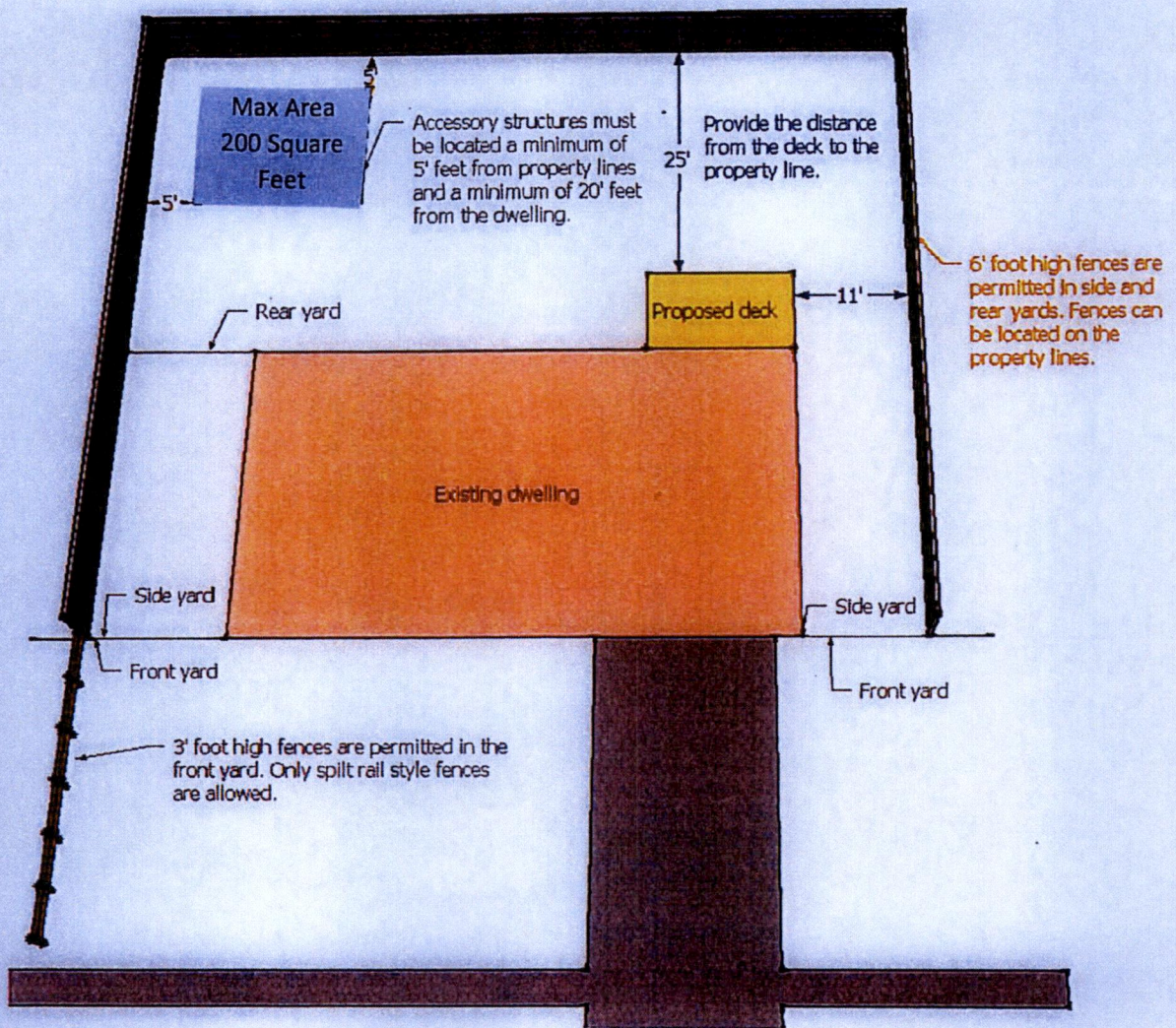
ACCESSORY STRUCTURE APPLICATION CONT.

2. Accessory structures, except pavilions and gazebos, must be at least 20' from ANY residential dwelling and at least 5' from the rear and side property lines.
3. An accessory building/structure means a subordinate building detached from, but located on the same lot as, the main building, the use of which is incidental and accessory to that of the main building or use.
4. Doors that equal or exceed six feet (6') in height and seven feet (7') in width shall be considered a structure designed for vehicle storage and require a driveway.

Refer to the attached sketch for further clarification.

All permits may also be applied for through iWorQ. Log onto www.strongsville.org – click on Departments – Building – you will see the green button that says “Homeowner & Contractor Portal” – click on this – it will re-direct you to a new screen – the first part is Contractor Registration – scroll down the next section is Permits – at the bottom it says Building Permit Application – click on that – it will re-direct you to a new screen – just fill everything in – upload the documents (You will need to scan your documents to upload them).

Accessory Structures and Fence Regulation Examples Based on a 34,000 Square Foot Lot or Less



FENCES ON CORNER LOTS

