

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 140

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTION 1252.17 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING FENCES IN RESIDENTIAL DISTRICTS, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That Section 1252.17 Landscape Features, Fences, Walls and Driveways, of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville be and is hereby amended to read in its entirety as follows:

**CHAPTER 1252
Residential Districts**

* * *

1252.17 LANDSCAPE FEATURES, FENCES, WALLS AND DRIVEWAYS.

Landscape features, such as hedges, trees and shrubs and yard structures, such as fences, trellises, walls and outdoor fireplaces, may be permitted in a required front, side or rear yard as follows:

- (a) Front Yards, Interior Lot. 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 inches in height.
- (b) Front Yard, Corner Lot. Landscape features within a triangle formed between points on front and side lot lines within thirty-five feet from their intersection shall be maintained to a height not exceeding two and one-half feet above curb level.
- (c) Side and Rear Yards. Fences, walls and hedges shall be permitted along a side and rear yard lot line to a height of not more than six feet above the average grade.

All fences shall be designed and constructed in such fashion that the finished side of such fence faces to the exterior of the lot. If a fence is designed so that only one side is finished, and the unfinished side contains structural members, including posts and framing, which are exposed to view, then the unfinished side of the fence shall face the interior of the lot upon which the fence is erected.

All fences shall be treated with appropriate weather preservatives or painted and maintained in good condition.

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.

Tool sheds and other enclosed structures shall conform to the yard regulations for accessory buildings set forth in Section 1252.15.

- (d) Driveways. Driveways to garages or parking areas shall be permitted in any required side yard that is not less than ten feet wide.
 - (e) Other Structures. Floodlights, search lights, loudspeakers or similar structures shall not be erected or used in a residential district in any manner that will cause hazards or annoyance to the public generally or to the occupants of neighboring property.
 - (f) Permits. Fences and walls over four feet high and all accessory buildings shall require a building permit.
 - (g) Fence in Storm Sewer, Swale System and/or Easement. Any fence located within a storm sewer, swale system and or 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, storm sewer system or easement.
 - (h) Fences Parallel or Near Each Other. Where two (2) fences run parallel and/or near to one another, a minimum distance of twenty-four (24) inches of separation is required for maintenance of each fence.
- ~~(Ord. 2012-085. Passed 9-17-12.)~~

* * *

Section 2. That in case of conflict between any provision of this Ordinance and any other ordinance or resolution, or part thereof, the provisions of this Ordinance shall prevail and apply, unless a conflicting provision is deemed to be more restrictive.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is necessary to set forth further regulations for fences in residential districts. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: December 15, 2025

Second reading: January 5, 2026

Third reading: February 17, 2026

Public Hearing: February 17, 2026

[Signature]
President of Council Pro Tem

Date Passed: Feb 17, 2026

Referred to Planning Commission

December 16, 2025
Favorable recommendation
Approved: _____

by Planning Commission
December 8, 2025

Approved: [Signature]
Mayor

Date Approved: Feb 17, 2026

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2025 – 140

Page 3

	<u>Yea</u>	<u>Nay</u>
Carbone	<u>✓</u>	<u> </u>
Clark	<u>✓</u>	<u> </u>
Kaminski	<u>✓</u>	<u> </u>
Kosek	<u>✓</u>	<u> </u>
Roff	<u>✓</u>	<u> </u>
Short	<u>ABSENT</u>	<u> </u>
Zacharyasz	<u>✓</u>	<u> </u>

Attest: *Almae Pietra*
Clerk of Council

Ord. No. 2025-140 Amended:
1st Rdg. 12-15-25 Ref: PC/Bldg-e-util.
2nd Rdg. 01-05-26 Ref: Bldg.-e-util.
3rd Rdg. 02-17-26 Ref:

Public Hrg. 02-17-26 Ref:
Adopted: 02-17-26 Defeated: