City of Cuyahoga Falls

Division of Planning & Zoning
2310 Second Street
Cuyahoga Falls, OH 44221
330-971-8135/330-971-8366 (fax)

Application Number (office use): _____

Submittal Date (office use): _____

$25.00 -- Zoning Certificate Application/Fence

1. Applicant Information

☐ Owner ☐ Contractor

Name / Contact Person: _____ Company (if Applicable): _____

Address (if different than Site Address): _____ Phone number: _____

2. Fence Information

* Please consult Fence Regulations on page 3 for specific code requirements.

Property / Site Address: _____

LOT TYPE:

☐ Residential
☐ Commercial
☐ Industrial
☐ Civic

FENCE LOCATION	FENCE HEIGHT	FENCE TYPE	FENCE MATERIAL
Front (4' max.)		Picket or Ornamental	
Rear (6' max.)*			
Side (6' max.)*			

☐ Corner lot? Construction Cost: _____ *Maximum height for chain link is 4'

3. Required Documents

☐ Plot (site) Plan of property showing lot dimensions, all buildings and location of proposed fence.

☐ Fence (photo) example, manufacturers or retail specification sheets

4. Applicant Certification

I/we hereby agree to conform to the City of Cuyahoga Falls General Development Code, Section 1145.09 – Fence Design Standards. I also hereby certify that all statements made on this application are true and complete and that I have a legal right to make this application or to possess a written power of attorney on the above premises.

Signature: _____ Date: _____

5. Office Use (only)

☐ Approved (requires stamp) ☐ Denied (state reasons)

☐ Cash
☐ Check Check # _____
☐ MC/Visa/Discover Card# _____

☐ Final Inspection Approval Date: _____
By: _____
Comments:

Zoning Permit Application/Fence

Tel: 330-971-8135
Fax: 330-971-8366

REAR PROPERTY LINE

Side Yard
(for Corner Lots)

4' max./void ratio of 2:1 or greater

Rear Yard

6' max. height for solid fences (exceptions for commercial properties)
4' max. for chain-link fences

Finished fence sides face exterior of lot.

MAIN STRUCTURE

Front Yard

4' max./void ratio of 2:1 or greater

FRONT PROPERTY LINE

Zoning Permit Application/Fence

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Application Directions

Fencing Design Standards/Cuyahoga Falls General Development Code 1145.09:

A Front and Street-Side Fencing. All fencing in front of the front building line, or on the street-side on corner lots shall:
1. Be limited to no higher than 4 feet; and
2. Have a void of at least 50% up to 4 feet, so that a 4-foot high picket fence shall have a picket to void ratio of 2:1 or greater transparency.

B Side and Rear Fencing. All side and rear fencing located behind the front building line shall:
1. Be limited to no higher than 6 feet;
2. On corner lots, street-side fencing within 10 feet of the public right-of-way shall meet the standards in subsection A.
3. All other side or rear fencing may have a solid screen up to 6 feet.
4. Where Limited and Conditional Uses are allowed, side or rear fencing up to 8 feet is permitted with approval of the Planning Director.
5. In MU Districts where wood or vinyl fencing is used, such fence shall have masonry supports.
   a. The supports shall be spaced no more then 16 feet.
   b. The required screen shall have 100% opacity.
6. In E-1 and M-1 Districts the use of barbed wire on fencing is permitted, with approval of Planning Director.

C Other Fencing Design Standards
1. All fencing located along adjacent lot lines shall be constructed so that either:
   a. The face of the fence is on the property line; or
   b. The face of the fence is at least 3 feet from the property line. Any areas set back 3 feet or more from the property line, which could become enclosed by other similarly located fences, shall provide at least one gate for access and maintenance equipment. Fences constructed less than 3 feet must provide proper evidence for variation.
   c. On lots or parcels of single ownership abutting fences are prohibited. When replacing fencing, the existing old fence must be removed.
   d. The property owner or agent is responsible for determining the location of all property lines.
2. All fences shall be constructed so that the finished side faces adjacent property or any public right-of-way.
3. Fences shall be constructed out of any of the following materials:
   a. Wood or vinyl simulating wood;
   b. Wrought iron or aluminum simulating wrought iron;
   c. Stone, brick, concrete with stone or brick veneer, or pre-cast concrete simulated stone or brick; or
   d. Chain link or vinyl clad chain link, in the rear or side yard only with a maximum height of 4' feet in all districts except for E-1 and M-1, where rear or side yard maximum height is 8 feet.
   e. Electrified fencing for domesticated animals in the NP-1, R-R and R-1 districts only.
   f. Other materials commonly used in the judgment of the Planning Director for fencing or walls or other materials he or she approves.

Permit Requirements & Fees:

Complete Zoning Certificate application for Fences and complete a site (plot) plan with dimensions showing the location of the fence. The fee is $25.00.)

Contacts: Cuyahoga Falls Planning Division, City Hall, 2310 Second Street, Cuyahoga Falls, Ohio 44221, 330-971-8135.