



City of Lorain

Fence Permit Application

APPLICATION MUST BE FILLED OUT COMPLETELY & LEGIBLY

Valuation \$ _____	Payment date: _____
Plan review fee _____	
Permit Fee _____	<input type="checkbox"/> Cash <input type="checkbox"/> CCard
1% State Fee _____	<input type="checkbox"/> Check# _____
3% State Fee _____	
Technology Fee <u>\$7.00</u>	Permit Number _____
Zoning Fee _____	202 <u>-</u> _____
Other Fee _____	Date Permit issued _____
Total Fees \$ _____	

SECTION I – General Information

Date _____ Estimated Total Cost of Project \$ _____

Address of construction _____

Owner name _____ Phone _____ Email _____

Owner's full address _____

Contractor name _____ Phone _____ Email _____

Contractor's full address _____

Instructions for Fence Permit:

Please review the following list of items and the ordinance (see page 2) provided to comply with application requirements.

Applications for fence permits are initially reviewed first by the Zoning Official, then reviewed by our department wherein the permit is decided on.

- Complete the attached application and site plan. Incomplete applications for a fence permit will not be accepted.
- Max fence height allowed for residential is six (6) ft., commercial business is seven (7) ft., and for industrial is eight (8) ft. above the finished grade.
- No fence shall be constructed of barbed wire or razor wire, or electrified.
- Fence must be one foot in from property line or with permission from neighbors (provide letters) may be installed on property line.
- Cannot have two fences on same property line. No back-to-back fences are permitted.
- No fence may be erected in front of the house building line.
- On corner lot, no fence shall be erected within twenty feet of public right of way to either corner.
- Any fence or wall erected is required to have the smooth or finished surface facing the property line, and posts must be placed on the inside of the fence.
- No fence shall be erected which may cause danger to traffic on a street or public road by obscuring the view.
- All fences must be properly erected, supported, braced and maintained. A City of Lorain inspector must inspect the postholes before the work begins on construction of the fence. Post holes shall be 36" or greater.
- Fence shall not be erected in utility easement or drainage swale. If erected in swale or easement you will be required to remove fence at your own cost.
- HOA approval letter may be required with permit application.
- All fenced enclosure shall be provided with gates to permit entry of safety personnel. Gates shall not be less than three (3) ft. in width.

SECTION II – Description of Property and Project

Type of property: ☐Residential ☐Commercial ☐Inside lot ☐Corner lot-list adjacent street names _____

Material of fence: ☐Wood ☐Chain link ☐Vinyl ☐Aluminum Height of fence? _____ Height of fence above ground? _____

How far will fence be from the property line? _____ Is the fence a decorative fence in the front yard? ☐Yes ☐No

Do neighbors have existing fence along property line where you intend to erect the fence? ☐Yes ☐No

Does finished side of fence face adjoining neighbor? ☐Yes ☐No

Is the fence in the side yard? ☐Yes ☐No

Is the fence in the rear of the yard? ☐Yes ☐No

If enclosed, does the fence have at least one gate or opening three (3) ft. in width to permit emergency access to the property? ☐Yes ☐No

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CITY OF LORAIN ORDINANCE

1141.08 FENCES AND WALLS.

(a) The erection of a fence shall require a fence permit. The application for a fence permit shall be accompanied by a plot plan and payment of a fee in accordance with the schedule of fees established by the City Council.

(b) Fences shall include all the following: walls, hedges, prefabricated fences, wood fences, picket fences, wire fences, grape stake fences, and any ornamental decoration used to enclose an area of property to prevent trespass or for aesthetics.

(c) Fences shall be permitted to be erected along any property line, with the decorative side displayed to the adjoining property, provided that the adjoining property owner consents to the erection of the fence along the joint property line. Should there be an existing fence along such property line, another fence along the same property line shall be prohibited; provided, a fence may be erected if the distance between the two (2) fences is sufficient to allow the maintenance of both fences and the area between them. The owner of a fence shall be responsible for the maintenance of the fence; keeping it free from weeds and rubbish; in a good state of repair; painted, upright and sturdy; free from broken boards and rust. Should the neighboring property owner object to the installation of the fence upon the property line, a minimum distance of one (1) foot shall be maintained between the lots, whether on the side yard or rear yard. No fence shall be erected within two (2) feet of any street or alley right-of-way line and any fence in the front yard shall conform to the requirements of Section 1141.09 for clear vision corners.

(d) A fence not less than six (6) feet above grade shall be constructed around the rear yard of any property upon which an in ground or above ground pool is located. The fence may be constructed or installed to enclose all or such lesser portion of the rear yard as the property owner desires, however such fence, at a minimum, must enclose the entire pool and may not be in violation of any restrictions related to the permissible location of fences along lot lines. Pools shall only be located in rear yards. Above ground pools may use attachable pool fencing to a minimum height of six (6) feet above grade with a tilt up lockable ladder.

(e) The height of all fences shall be measured from the natural grade to the highest point of the fence. Fences shall follow the contour of the ground as far as possible. At his/her sole discretion, the zoning administrator may allow minor deviation from the height regulations to account for variations in the topography of the lot and/or the use of pre-fabricated fence components.

(f) Fences erected in Residential Districts shall not exceed a height of six (6) feet. No fence that encloses a rear yard or side yard shall be erected closer to the front lot line than the front building line of the principal building. Fences erected in Commercial or Business Districts shall not exceed a height of seven (7) feet. Such fence shall enclose only the rear and side yard areas and shall not be permitted to pass the front building line. Fences erected in an Industrial District shall not exceed eight (8) feet in height, except that if the lot being fenced abuts a Commercial or Business District, the maximum permitted height shall be seven (7) feet, and if the lot being fenced abuts a Residential District the maximum permitted height shall be six (6) feet. No fence taller than three (3) feet high shall be erected in the front yard within any zoning district.

(g) On corner lots, no fence shall be erected within twenty (20) feet of the public right-of-way to either corner; provided, fences adjacent to parking lots may be erected within ten (10) feet of a public right-of-way.

(h) No fence, hedge, bushes or ornamental decoration shall be permitted to impair the vision of traffic or pedestrians in the use of the public right-of-way.

(i) No fence shall be constructed of barbed wire or razor wire, or be in any way electrified, or be topped with broken glass, spikes, or other sharp-edged materials. In Industrial Districts only, a fence may be topped with barbed wire provided that it is installed at an angle of forty-five (45) degrees to the inside of the fenced area, and away from any adjoining property, sidewalk, or right-of-way. The height of the topmost strand of wire shall not exceed eight (8) feet and the minimum height of the lower most strand of wire shall not be lower than seven (7) feet.

(j) All solid fences shall provide for the proper drainage of water and outlets shall be placed at the bottom of the fence to eliminate possible accumulation of water or other adverse effects.

(k) All fenced enclosures shall be provided with gates to permit the entry of safety personnel. Gates shall not be less than three (3) feet in width. No gate shall swing over a public right-of-way. (Ord. 4-21. Passed 1-4-21.)

1141.09 CLEAR VISION CORNER.

In all zoning districts, except the B-3, Downtown District, signs, fences, walls, structures, benches, shrubbery or other potential obstructions to vision, shall not be permitted to exceed a height of three (3) feet within a triangular area formed by the intersection of the street right-of-way lines and a line connecting two (2) points located on those intersecting right-of-way lines twenty-five (25) feet from the point where the right-of-way lines intersect; provided, utility poles, street lights and street signs shall be exempt from this requirement.

(Ord. 4-21. Passed 1-4-21.)

A full-page sheet of white graph paper featuring a uniform grid of thin black lines. The grid consists of small squares covering the entire area, with no margins or additional markings.

1. Draw property lines & indicate lot size.
2. If lot is shaped differently than drawing, please draw lot correctly.
3. Show location of existing buildings.
4. Show location of existing fencing.
5. Show location of proposed fence (include height, length, materials, distance from property lines).
6. If enclosed, show gate location and width.
7. Show location of easement, if any, and attach plot plan if available.
8. Engineering approval is required for all easement installations.
9. All information must be supplied or plans will not be reviewed.
10. Call 24 hours in advance for post hole and final inspections.
11. Caution should be used when installing a fence. A property survey is recommended.

Property Line

Date _____