

City of Elyria
Zoning
Permit Worksheet

The purpose of this worksheet is to inform you of the requirements for this permit type and allow for you to calculate any fees prior to actually submitting the request for the permit. This worksheet is for your use only and does not qualify as an official permit application. Permit applications can be submitted through <https://www.cityofelyria.org/ePermits> or in person to the Building department at 131 Court Street, Suite 101

CITY OF ELYRIA ZONING PERMIT APPLICATION (200 Sq. Ft. and under)

An accurate site plan must show all of the following items:

1. The site plan (plot plan) must show the shape and size of the lot, show the property lines and dimensions of the lot. Show the existing buildings, driveway, sidewalks, and the street or the alley.
2. Clearly show where the work is located. Draw a line with cross hatching xxxxxx to indicate a proposed fence.
3. You must show the lengths and dimensions for all FENCES, AND SHEDS.
4. A fence must be on your own property please indicate distance from the property line, gate locations with direction of swing and all fencing shall maintain an 18-inch setback from a public sidewalk.
5. All sheds must maintain a minimum 3 feet setback from property lines and 6 feet from alleys.
6. Swimming Pool plans must show distances to property lines, buildings and deck areas.

Fees: Fences 6 ft. or less in height and under 100 ft. in length.....\$35.00 (no %)
Fences 6 ft. or less in height and over 100 ft. in length..... \$45.00 (no %)
Fences over 6 ft. in height.....\$45.00 plus \$10.00 per 100 linear feet or fraction thereof. (Comm 3 %)
Sheds up to 200 sq. ft. in area.....\$25.00 (no %)
Swimming Pools.(Elec Included).In ground/recessed, \$100.00. Above Ground/semi-permanent, \$60.00. Commercial \$250.00 (3 %)

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1137.15 c, Elyria Codified Ordinance (NON-Commercial, NON-Industrial)

1. **FRONT YARD FENCE**

A front yard fence is a fence which is located within the required front yard. A front yard fence shall be no more than four (4) feet in height and shall be open for at least fifty percent (50%) of its projected area. The open space so formed shall be evenly distributed (i.e.: chain link: picket with 2” board, 2” opening: etc.).

a. **Exception 1.** Fences formed of a natural plant species may be compact throughout.

b. **Exception 2.** If the main dwelling on the property in question or the property on either side of it extends into the required front yard, any fence which is located within the greatest distance from the public right of way to the foundation of the main dwelling on the property in question or on the property on either side of it shall be no more than four (4) feet in height and shall be open for at least fifty percent (50%) of its projected area.

2. Side yard and rear yard fences shall not be higher than six (6) feet.

Exception: A fence erected on a corner lot in either a side yard or a rear yard that abuts the front yard of any adjacent property shall be no more than four (4) feet in height and shall be open for at least fifty percent (50%) of its projected area.

3. **DISTANCE TO PROPERTY LINE**

A fence along or near a front property line shall be a minimum of six (6) inches from the property line or shall be a minimum of eighteen (18) inches from any public sidewalk, whichever is greater.

4. **SAFETY**

Fencing shall not be topped with sharp points such as may result in bodily injury and no fencing shall be of barbed wire. If a natural plant species is used as a fence and the plant species used has briars, prickles, thorns or any foliage which can scratch, injure or harm a person or animal, the owner of such natural plant species used as a fence shall keep it trimmed.

5. **RETAINING WALLS**

Retaining walls which measure more than three (3) feet above the lowest grade level they are proposed to serve shall be protected by a fence not less than four (4) feet high, except that such fence need not be more than three (3) feet high when the retaining wall extends beyond the building line.

6. **WIND LOAD, ANCHORING**

All fences shall be erected to withstand the wind load as specified in the Ohio Building Code, shall be placed perpendicular to the ground and shall be substantially and properly supported according to standard practice.

7. **HEIGHT MEASUREMENT**

The height of fences shall be measured from a point not to exceed four (4) inches above the finished grade line or natural contour of the ground. Fences shall follow the contour of the ground as far as is practical.

8. **SOLID WALL/FENCE**

Where solid fences are erected and where a water drainage situation occurs, such problem shall be disposed of by placing adequate outlets at the bottom of the fence to eliminate possible accumulation of stagnant water and other undesirable conditions.

9. **GATES**

Fence gates, doors and other obstructions shall not swing across public right-of-way.