



City of Streetsboro Planning & Zoning Department

Zoning Certificate Application Requirements

FENCES & WALLS

Online Application Instructions

1. Navigate to the Planning and Zoning Applications webpage and select the CitizenServe box
2. Under the Planning and Zoning section select "Apply for Zoning Approval"
3. Log in using your username and password or Register to create a new CitizenServe account
4. For Project Type, select "Zoning Certificate Application"
5. For Project Subtype, select "Addition/Accessory"
6. Ensure all required and optional remaining fields are completed as accurately as possible
7. Attach required Submittal Documents:
 - a. Site Plan
 - b. Rendering/Elevation of fence (including height)
8. Complete digital Applicant Signature
9. Application will be approved for payment once Staff has completed the intake process.

Zoning Requirements

Please refer to Section 1151.23 (FENCE AND WALL REGULATIONS) of the CODIFIED ORDINANCES OF THE CITY OF STREETSBORO OHIO. For fences required for pools please refer to Section 1151.22 (SWIMMING POOLS). Access the Zoning Code only through the City of Streetsboro website www.cityofstreetsboro.com, do not search via Google or other search engines. The Planning and Zoning Department is not responsible for separate/additional requirements or approval processes of applicable homeowner associations.

Submittal Checklist

- Site Plan
 - Property Boundaries
 - Existing Building(s)
 - Location of proposed fence
 - Distance of fence from property line(s), buildings, pool, etc.
 - Existing or proposed easements, setbacks, and/or riparian/wetland areas (*as known*)
- Rendering/Elevation of proposed fence
 - Style
 - Material(s)
 - Color(s)
 - Dimensions
 - Height from grade
 - Width between any/all openings or gaps
 - Dimension of gap between grade to bottom of fence

Questions? Contact Angella Fausset, Planning & Zoning Clerk at (330) 422-2098 or afausset@cityofstreetsboro.com

1151.21 DETACHED ACCESSORY BUILDINGS.

An accessory building may be erected upon a lot on which a principal structure already exists. The use of the accessory building must be secondary and incidental to the principal use. An accessory building which is attached to the main building shall comply with all the requirements and regulations that are applicable to the principal building.

- (a) In all districts an accessory building detached from the main building shall not be located closer than ten (10) feet from the main building.
- (b) In the R-1, R-2, R -3 and R-O Districts, an accessory building detached from the main building shall not be located closer than five (5) feet from the side and rear property lines.
- (c) In the R-R, O-C and F-P Districts, an accessory building detached from the main building shall not be located closer than twelve (12) feet from the side and rear property lines.
- (d) On a double frontage lot, the accessory building may encroach into whichever required front yard functions as the side yard, but not beyond the minimum setback line established by the required front yards of the two immediate adjacent lots, as extended across the subject lot.
- (e) One or more accessory buildings shall not occupy more than ten percent (10%) of a usable building space area required in a rear yard in the R-1, R-2, and R-3 zoning districts. Twenty-five percent (25%) can be used in determining the size for the accessory building in O-C, F-P and R-R zoning districts. "Usable building space" means that area of the rear yard that remains after allowing for the side yard and rear yard requirements and the setback requirements from the main building and any existing accessory or other type buildings in the rear yard, excluding swimming pools.
 - (1) The height of such accessory building in the R-1, R-2, R-3 and R-O districts shall not exceed fifteen (15) feet.
 - (2) The height of such accessory building shall not exceed thirty-four (34) feet maximum in R-R, O-C or F-P zoning districts.
 - (3) In all other districts the height of the accessory building shall not exceed the height of the principal building.

(Ord. 2018-109. Passed 9-10-18.)

1151.22 SWIMMING POOLS.

Public or private in-ground or above-ground swimming, wading or other pools containing over one and one-half feet of water depth shall be considered as structures for the purpose of permits, shall not be located in front or side yards, but may be located in rear yards subject to location regulations pertaining to accessory structures. The construction, plumbing and electrical requirements, inspection and other safety facilities shall be regulated by the applicable City codes. Every pool defined as a structure shall be completely surrounded by a fence or wall not less than four feet in height; such fence shall be constructed so as to have no openings, holes or gaps larger than three inches in any dimension, except for doors or gates which shall be equipped with suitable locking devices to prevent unauthorized intrusion. An accessory building may be used in or as part of such enclosure. Pools above-ground having vertical surfaces of at least four feet in height shall be required to have fences and gates only where access may be had to the pool.

(Ord. 1989-51. Passed 8-28-89.)

1151.23 FENCE AND WALL REGULATIONS.

Any fence or wall shall be well maintained, harmonious and appropriate in appearance with the existing character of the immediate area in which it is to be located, and shall not be hazardous or disturbing to existing or future neighboring uses. All fences shall be installed so that the smooth finished side is facing outwards and all horizontal, diagonal or supporting members shall be placed on the interior side of such fence.

- (a) In the O-C, R-R, R-1, R-2 and R-T Districts, or on single-family lots in the R-3 and R-O Districts, fences and walls may be permitted in any required yard provided that no fence or wall located in any required front yard shall exceed a maximum height of two and one-half (2 ½) feet. Fences and walls may be permitted in side and rear yards to a maximum height of six (6) feet.
- (b) In the B, B-T, C-3 and I-1 Districts and on non-single-family lots in the R-3 and R-O Districts, fences and walls may be permitted in any required yard provided that in any required front yard, no fence or wall shall exceed a maximum height of four (4) feet; and in any required side or rear yard, no fence or wall shall exceed a maximum height of eight (8) feet.
- (c) Notwithstanding and as an exception to subsection (b) hereof, in the I-1 District, the fences, walls and gates required of a medical marijuana processor shall not exceed a maximum height of six (6) feet in a required front yard and eight (8) feet in a required side or rear yard, regardless of opacity, provided, however, that any fence, wall, or gate in a required front yard that exceeds the height limits contained in subsection (b) shall be set back at least one hundred fifty (150) feet from the public right-of-way.

(Ord. 2021-144. Passed 10-11-21.)