



ZONING CERTIFICATE

Fence, Driveway, or
Accessory Building < 200 sq. ft.

132 North Elmwood Avenue
330-722-9038
www.medinaoh.org
permits@medinaoh.org

Permit Number _____

GENERAL	Date of Application _____ Property Location _____ Description of Project _____ _____
CONTACT INFORMATION	<p>Applicant *Needed if Not Property Owner</p> Name _____ Registration #* _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____ <p>Property Owner</p> Name _____ Address _____ City _____ State _____ Zip _____ Phone _____ Email _____
INFORMATION	<p>Project Type(s): <input type="checkbox"/> Fence <input type="checkbox"/> Driveway <input type="checkbox"/> Accessory Building < 201 sq. ft. (Shed, outbuilding, etc.) <input type="checkbox"/> Other</p> <p>Fence: Height _____ Feet Color _____ Material _____ Style _____ (Privacy, Chain Link, etc.)</p> <p>Driveway: Surface Material _____ Setbacks _____ Feet (From Property Lines within 50 ft.)</p> <p>Accessory Building: Size: Length _____ Feet (x) Width _____ Feet (=) _____ Square Feet Height _____ Feet Setbacks _____ Feet (From Property Lines within 50 ft.)</p>
APPLICANT SIGNATURE	<p><i>By signing this application, I hereby certify that:</i></p> <ol style="list-style-type: none"> <i>1) The information contained in this application is true and accurate to the best of my knowledge;</i> <i>2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record;</i> <i>3) I assume sole responsibility for correspondence regarding this application;</i> <i>4) I am aware that all application requirements must be submitted prior to the formal acceptance of my application;</i> <i>5) The structure that I am requesting to install must not impede the designed flow of water onto or across this property. If, after installation is completed, it is determined that this structure does indeed hinder the flow of water, I understand that it will be my responsibility to modify, remove and/or relocate this structure in order to allow for the natural flow of storm water runoff across this area; and</i> <i>6) I understand that it is the homeowner's responsibility to assure that the project does not create future drainage issues on this or adjacent properties. Please direct questions regarding drainage to the City of Medina Engineer at (330) 722-9084.</i> Signature _____ Date _____
OFFICIAL USE	<p style="text-align: center;">Fee \$ _____ <input type="checkbox"/> Check when Fee Paid</p> <p style="text-align: center;">(Residential Fence, Fence Alteration, Driveway, Accessory Building - \$25) (New Nonresidential Fence, Building Alteration - \$50)</p> <p>Upon the basis of the above application, submitted drawings, and conditions outlined on the reverse side of this form, the proposal is found to be in accordance with the City of Medina Planning and Zoning Code and is hereby approved.</p> Signature _____ Date _____ <p style="text-align: center;">Zoning Official</p>

Submittal Requirements

All applications shall be accompanied by a scaled and detailed plan. The plan must show the location of property lines, the public right of way, existing structures, existing drives/parking, and the proposed fence, driveway or accessory building, as indicated below. Multiple proposed items can be shown on a single plan sheet.

The searchable Medina County Auditor's Website at <http://gm.medinaco.org/> is a good resource to create a plan!

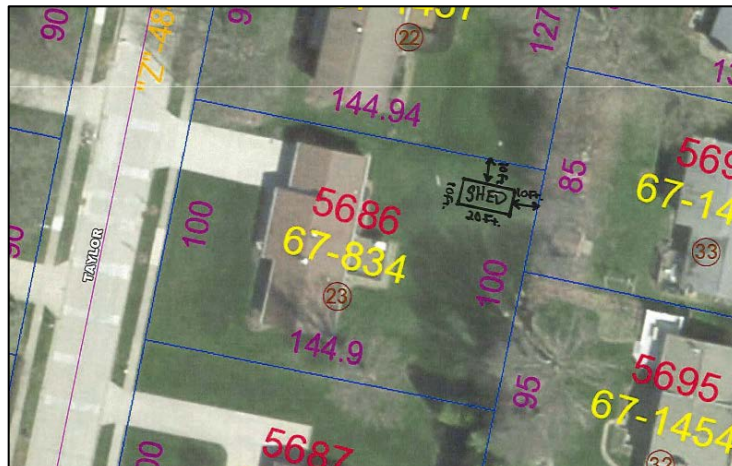
Fences - Plans must indicate the location and height(s) of the proposed fencing.



Driveways - Plans must indicate the location, dimensions, setbacks, and surface material of the proposed driveway.



Accessory Buildings - Plans must indicate the location, dimensions, and setbacks of the proposed building.



General Regulations

The following information is being provided as a courtesy and does NOT include all regulations.

For all regulations see the Planning and Zoning Code.

FENCE REGULATIONS

Area	Front Yard (height in feet)	Front Yard with Side Street Lot Line (height in feet)	Side Yard (height in feet)	Rear Yard (height in feet)
Residential	3	6 ⁴	6 ¹	6 ¹
Commercial	3 ²	6 ⁴	10 ³	10 ³
Industrial	6 ^{2,3}	6 ⁴	10 ³	10 ³
Public Facilities (parks, playgrounds, etc.)	8	6 ⁴	8 ³	8 ³
¹ Fence heights may be increased to eight (8) feet in height if the top two (2) feet are less than fifty percent (50%) opaque and is approved by the Planning Director.				
² Any fence set back fifty (50) feet or more from the street right of way may be eight (8) feet in height.				
³ Barbed wire not to exceed twelve (12) inches in height may be added to the top of fence.				
⁴ Fences shall be setback at least fifteen (15) feet from the side street lot line. Fences three (3) feet tall or less may be located on the side street lot line.				

Fences Must face Outward – The finished or decorative side of the fence shall face away from the property erecting the fence

Materials – Must be of traditional fencing materials (wrought iron, chain link, pressure-treated lumber, cedar, redwood, PVC, etc.) and constructed of weather-resistant materials or annually treated

Setbacks – There are no required setbacks from property lines

Charged Fences/Barbed Wire – Electrically charged fences are prohibited and barbed/razor wire is only permitted in the industrial district

DRIVEWAY REGULATIONS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENCES

Surface – Must be concrete, asphalt, or brick surface, permeable pavements may be utilized if approval by the City Engineer

Width – Maximum width of 20 ft. on the property and 22 ft. at the curb

Parking – Parking is not permitted in the front yard, though a turnaround area not exceeding 200 sq. ft. is permitted

Setbacks – There are no required setbacks from property lines

Curb Cuts – One curb cut is permitted per property, a second curb cut is permitted for a property wider than 120 ft.

Lot Coverage – Driveways are included in maximum lot coverage requirements (R-1 50%, R-2, R-3 & R-4 60%)

ACCESSORY BUILDING REGULATIONS

Accessory Buildings on a property used for Residential Purposes or in the M-U Zoning District

Location – Must be located in the rear yard (between the principal building and rear property line)

Setbacks – Minimum 5 ft. from the side and rear lot lines

Minimum 10 ft. from other buildings, unless a closer distance is approved by the Building Official

Height – Maximum of 15 ft.

Number of Accessory Buildings – Maximum of 3 per lot

Size Requirements – Maximum of 744 sq. ft. for all accessory structures *or*
10% of the rear yard area, not exceeding 1,032 sq. ft.

Driveway Requirement – Accessory buildings must have an approved driveway to be accessed by vehicles

Accessory Buildings on a property used for Non-Residential Purposes, unless located in the M-U Zoning District

Location – Must be located in the rear yard (between the principal building and rear property line)

Setbacks – Must comply with setback requirements from lot lines of the subject zoning district

Minimum 10 ft. from other buildings, unless a closer distance is approved by the Building Official

Height – The accessory building's height shall not exceed the height of the principal building on the property