



CITY OF MEDINA
Community Development Department
132 N. Elmwood Ave. Medina, OH 44256
330-722-9023

MEMORANDUM

DATE: April 4, 2024
TO: Planning Commission
FROM: Andrew Dutton, Community Development Director
SUBJECT: Corner Lot Fence Requirements

The Commission recently requested information regarding fence requirements for corner lots. Requirements for corner lots are found in Section 1155.01 of the Zoning Code, which has been attached. By definition, corner lots have two front yards, a rear yard, and a side yard.

In general, fence heights for corner lots in residential areas are subject to the following, which are shown graphically in the included map:

- Rear or side yard: 6 ft.
- Front yard: 3 ft.
- Front Yard with Side Street Lot Line: 3 ft. when located within 15 ft. from the side street lot line and 6 ft. when located 15 ft. or more from the side street lot line

The issue was the subject of a recent variance application to the Board of Zoning Appeals at 1180 Manchester Court. The variance was approved allowing a 5 ft. to 6 ft. scalloped fence within 15 ft. of the side street lot line. The application is the only variance regarding fence height for a corner lot in the past 10 years. A map and image from the variance application have been attached.

Zoning Code regulations from area communities have been provided regarding fences on corner lots. Though the regulations vary, all other area communities reduce fence heights along the side street to 3 ft. or 4 ft. from the lot line. Additional standards are also required for fences along the corner lot side street including setbacks from the right of way, fence openness, or style requirements.

Pictures have also been provided showing residential fences on corner lots along side streets. The first four pictures are of compliant fences. The final picture shows a fence in an older area of the City with a non-compliant fence which is 6 ft. tall adjacent to the side street right of way.

Please let me know if you have any questions.

(1) Fence Height Limits and Exceptions.

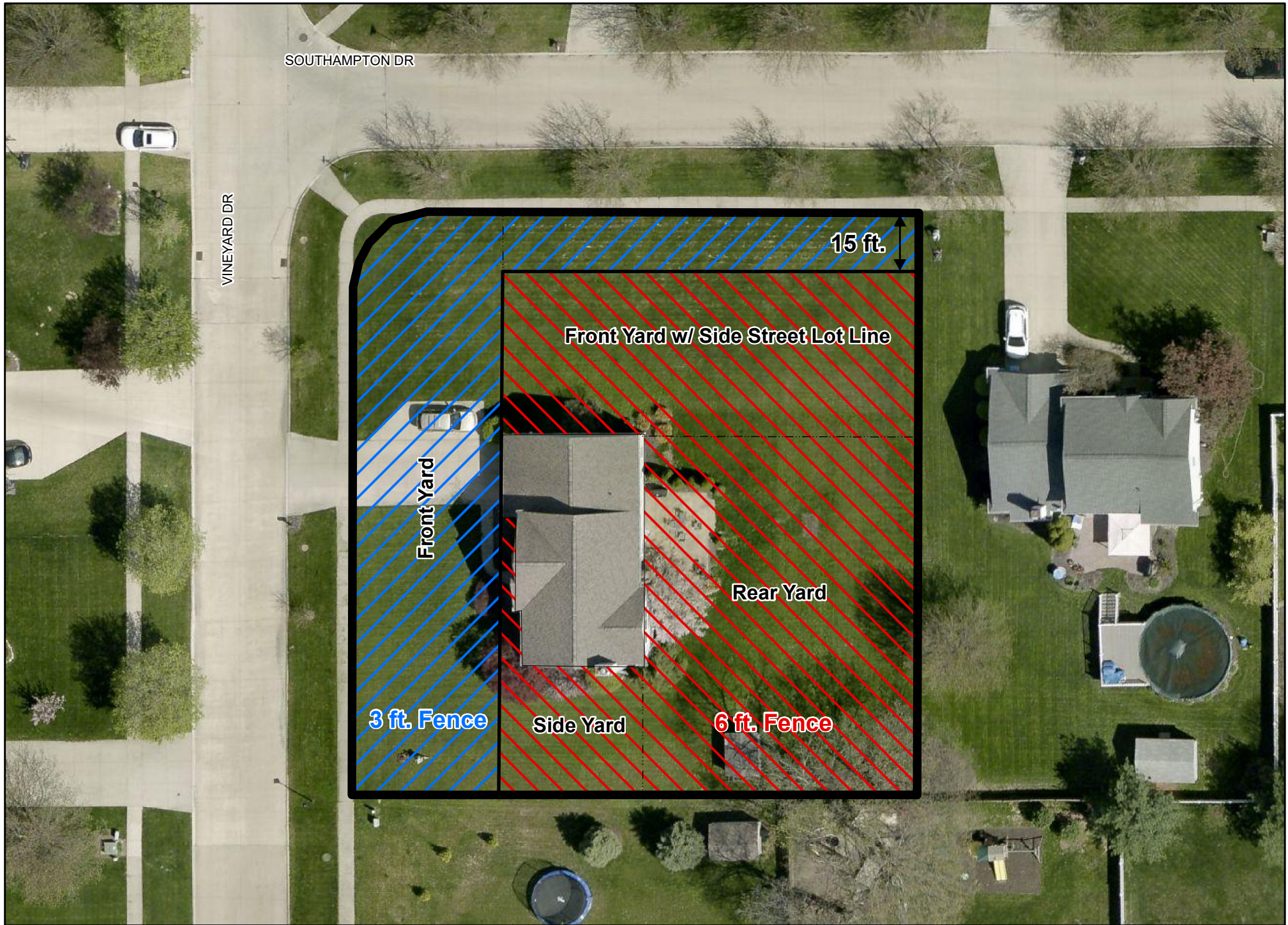
Area	Front Yard (height in feet)	Front Yard with Side Street Lot Line (height in feet)	Side Yard (height in feet)	Rear Yard (height in feet)
Residential	3	6 ⁴	6 ¹	6 ¹
Commercial	3 ²	6 ⁴	10 ³	10 ³
Industrial	6 ^{2,3}	6 ⁴	10 ³	10 ³
Public Facilities (parks, playgrounds, etc.)	8	6 ⁴	8 ³	8 ³
Exceptions:				
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.				

(d) Materials.

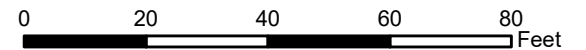
- (1) No fence, with the exception of fences used for agricultural purposes, shall contain an electric charge.
- (2) Barbed wire, razor wire, or any other type of anti-climbing wire shall only be permitted in the industrial district.
- (3) Materials used for fences shall be of traditional fencing materials (wrought iron, chain link, pressure treated lumber, cedar, redwood, PVC, etc.) and shall be constructed of weather resistant materials or annually treated so that they are weather resistant and maintained in good condition.
- (4) The finished or most decorative side of the fence shall face away from the property erecting the fence.
- (5) All latches, hinges and other hardware shall be galvanized or painted so as to prevent or retard rust and degradation.

(e) Maintenance. The fence and the property surrounding both sides of the fence shall be properly maintained at all times.(f) Specific Fencing Regulations.Swimming Pool Fences

- (1) Permits and Applicability. Public or private in-ground or above ground swimming, wading or other pools capable of containing three feet or more of water depth shall be considered structures for the purpose of permits and fencing requirements.
- (2) Fences Required. The owners and/or operators of any swimming pool located within the City shall construct and maintain fences of such type and description that will effectively deny ingress to animals and persons not specifically admitted to such swimming pools by the owner or operator thereof.
- (3) Fence Specifications. Fences referred to in subsection (b) hereof shall be constructed so that not more than three (3) inches of open space exists between the bottom of the fencing material and the ground measured vertically and shall have not more than three (3) inches



Residential Corner Lot Fence Heights 4-4-24



Fence Regulations from Area Communities

Wooster

Front Yard – 50% open: 4 ft. max height

Front Yard with Side Street – Same as Front Yard

Seville

Front Yard – 50% open: 4 ft. max height

Front Yard with Side Street – Same as Front Yard

Wadsworth

Front Yard – Must be 3 ft. from the right-of-way

When located 3 ft. to 20 ft. from the right-of-way must be an open picket: 4 ft. max height and must be

When located 20 ft. from the right-of-way to the home: 4 ft. max height

Front Yard with Side Street – Same as Front Yard

Strongsville

Front Yard – Two rail fence is only: 42 in. max height

Front Yard with Side Street – Must be 12 ft. from the side street right-of-way

When located 12 ft. to 16 ft. from the side street right-of-way: 4 ft. max height

When located more than 16 ft. from the side street right-of-way: 6 ft. max height

North Royalton

Front Yard – Picket and split rail fences only: 42 in. max height

Front Yard with Side Street – When located within 10 ft. from the side street right-of-way: 42 in. max height

When located more than 10 ft. from the side street right-of-way: 6 ft. max height

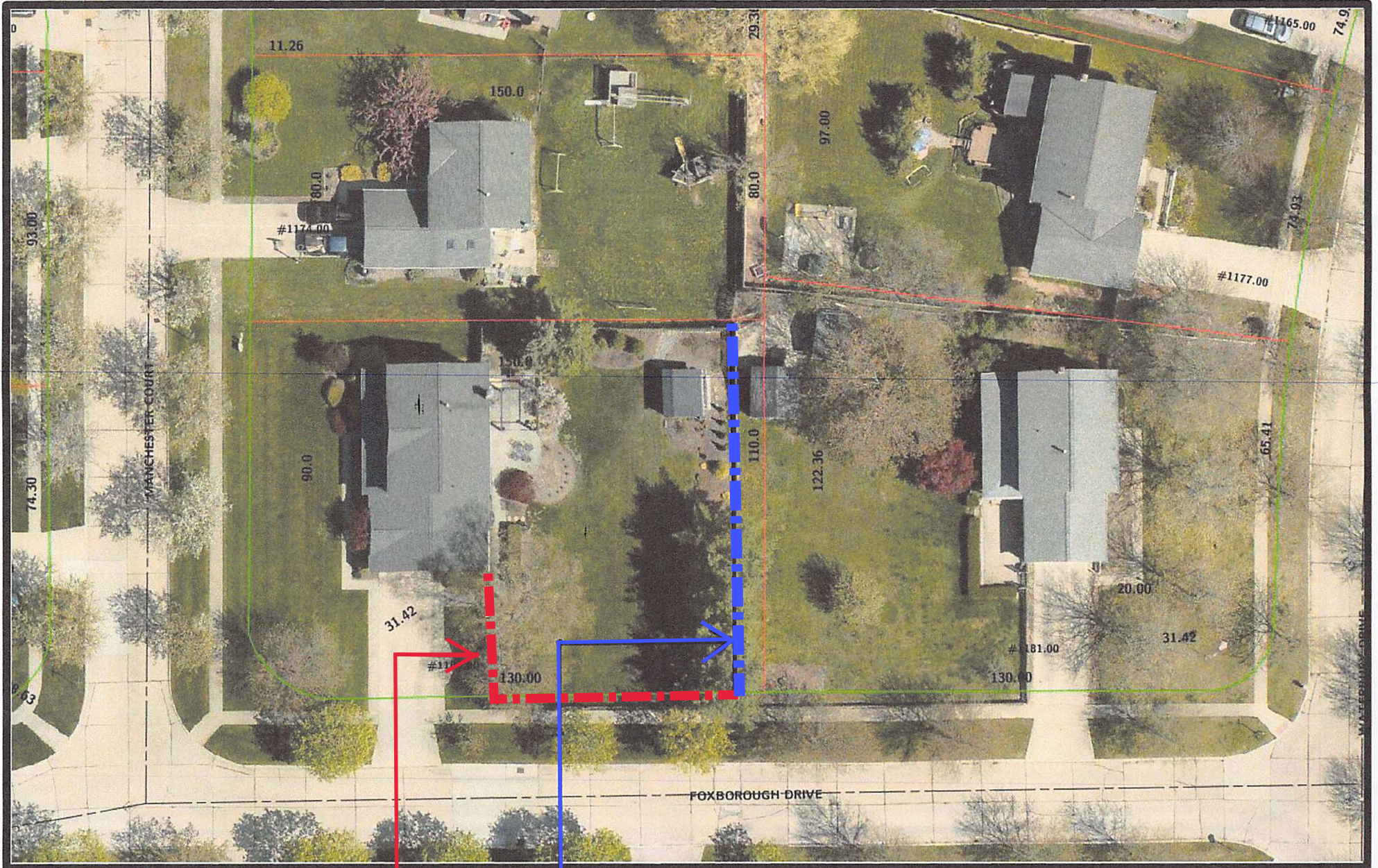
Brunswick

Front Yard – Ornamental fences only and must be within 10 ft. of the driveway: 4 ft. max height

Front Yard with Side Street – Ornamental fences only when setback 2 ft. from the side street right-of-way and to the rear of the home: 4 ft. max height possibly applied

Ornamental Fence - A post or posts interconnected by a top rail and one center rail spaced ten feet maximum on centers and connected between the top rails and center rail with all types of material so as to emit air through eighty percent of the area of the fence.

Variance Z24-03



Approved 4 ft. Fence

LOCATION OF 5.5'-6.0' FENCE FOR VARIANCE

STYLE OF FENCE FOR 1180 MANCHESTER CT. (GILLIHAN)



Variance Z24-03

Fence Examples





