



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"> 1) <i>The information contained in this application is true and accurate to the best of my knowledge;</i> 2) <i>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, and I assume sole responsibility for all correspondence regarding this application;</i> 3) <i>I am aware of all project requirements including those found on the "General Regulations" page of this application;</i> 4) <i>I am aware that all application requirements must be submitted prior to the formal acceptance of my application;</i> 5) <i>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> 6) <i>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 General Regulations included with 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;"><i>Zoning Official</i></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

| District | 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) |
|--|--------------------------------|--|-------------------------------|-------------------------------|
| R-1, R-2, R-3, and R-4 or M-U with a Residential Use | 3 ⁵ | 3 ⁴ | 6 ¹ | 6 ¹ |
| C-S, C-1, C-2, and C-3 or M-U with a Nonresidential Use | 3 ² | 3 ⁴ | 10 ³ | 10 ³ |
| I-1 | 6 ^{2,3} | 6 ^{2,3} | 10 ³ | 10 ³ |
| O-C and P-F | 8 ³ | 8 ³ | 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 the fence.

⁴ Fences set back fifteen (15) feet or more from the side street lot line may be six (6) feet in height. Fences set back less than fifteen (15) feet from the side street lot line may be up to six (6) feet in height with approval from the Planning Commission if the Commission finds the fence does not obstruct pedestrian or vehicular visibility and is compatible with the surrounding area.

⁵ For lots with double frontage, fence heights may be increased to six (6) feet in the yard located opposite the building's front facade.

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 – Fences must be located on the subject property, however, 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 I-1, O-C, and P-F districts.

DRIVEWAY REGULATIONS FOR SINGLE-FAMILY AND TWO-FAMILY RESIDENCES

Surface – Must be concrete, asphalt, or brick surface, permeable pavements may be utilized if approved 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, and 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

| | Residential Uses <i>(And all uses in the M-U Zoning District)</i> | Non-Residential Uses <i>(Not located in the M-U Zoning District)</i> |
|--|--|--|
| Location | Rear yard (between the principal building and rear property line) | |
| Setbacks | Minimum 5 ft. from side & rear lot lines and 10 ft. from other buildings* | Varies by zoning district and a minimum 10 ft. from other buildings* |
| Height | Maximum 15 ft. | Varies by zoning district |
| Number | Maximum 3 | None |
| Area | Maximum of 744 sq. ft. for all accessory structures or 10% of the rear yard area, maximum 1,032 sq. ft. | Subject to the zoning district's lot coverage requirement |
| Driveway | An approved driveway is required if there are garage doors or access by a vehicle | |
| *Unless a closer distance to another building is approved by the Building Official | | |