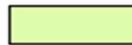


Fence Design Standards

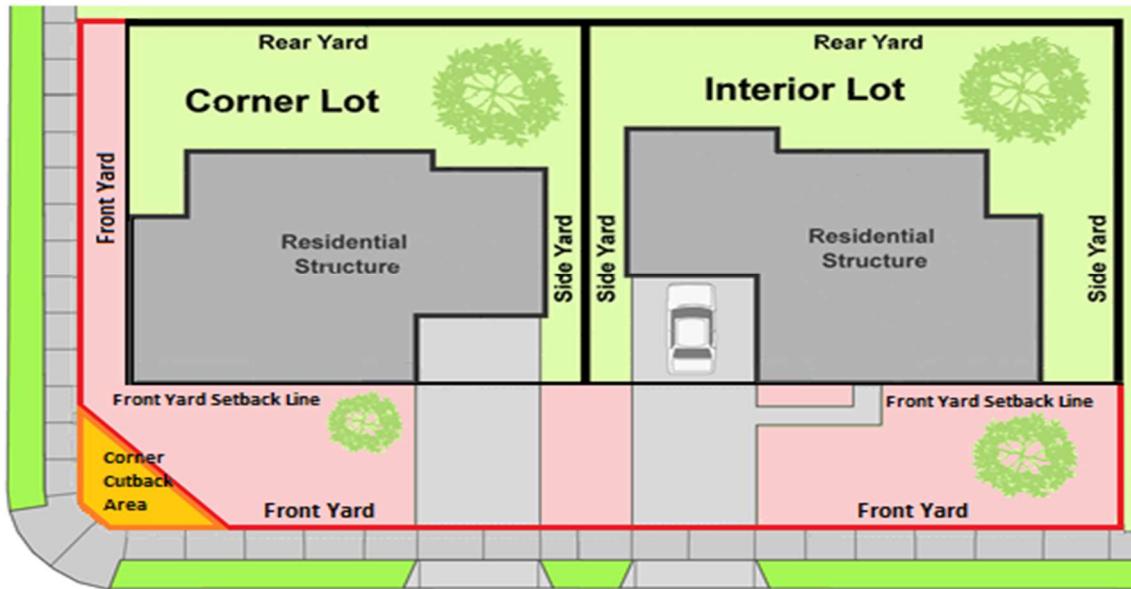
City of Berea
11 Berea Commons,
Berea Ohio 44017
P: (440) 826-5812
F: (440) 826-4800
buildingdept@cityofberea.org

- Fences, walls, vegetation specific installed for screening, and similar devices shall not exceed four (4) feet in height when located in any front yard area. Fences, walls, plant material, and similar screening devices located in any side yard shall not exceed six (6) feet in height.

 **6 ft. fence (rear and side yards)**

 **4 ft. fence (front yards)**

 **2.5 ft. (corner cutback area)**



- All electric and barbed wire fences shall be prohibited
- All fences shall be properly maintained by the owners of the property on which they are located. Such maintenance shall include painting, cleaning, and structural soundness in the case of a fence, wall, or other man-made object; and trimming, pruning, cutting, and other landscaping in the case of a hedge or other planting so that there is no aesthetic detriment to the surrounding area.
- Fence permits. All fences, regardless of type or height, require an approved fence permit on an application form provided by the Zoning Administrator. Fence permits shall be reviewed for compliance to these regulations by the Zoning Administrator.

- Measurement standards. Fence height shall be measured as the vertical distance between the grade of the ground abutting the fence and the top edge of the fence material including any ornamental or decorative extensions of a fence. When measuring the height of a fence located on sloping topography, the fence height shall be measured from the lowest point within three feet on either side of the fence.

Illustration showing the standard for measuring the height of a fence when located on sloping topography

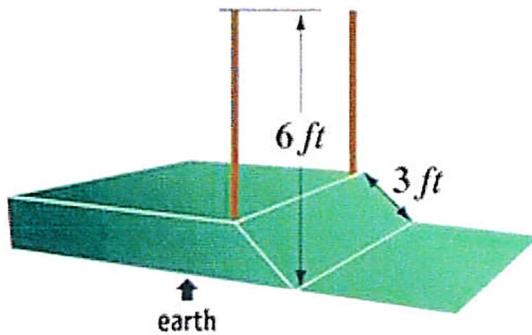
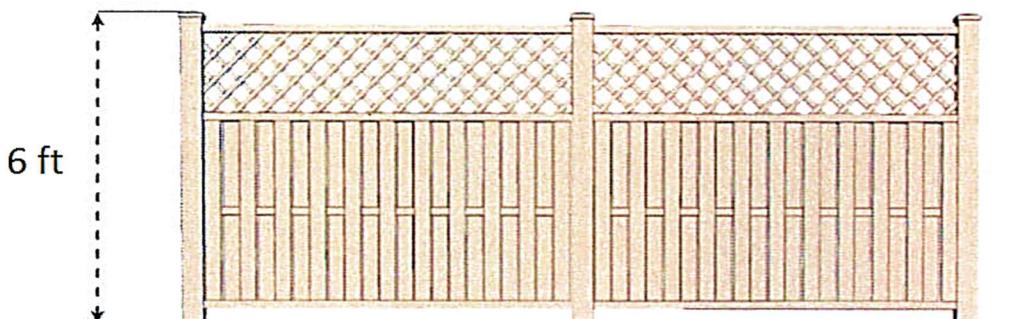


Illustration showing the standard for measuring the height of a fence



- Fence shall be designed and constructed in such a fashion that the finished side of the fence panels face the exterior of the lot line. Fence panels are not permitted to be attached to the interior side of support posts.
- It is the responsibility of the property owner to determine their property lines.
- The Zoning Administrator shall establish Fence Design Standards that incorporate the type of fences permitted within the City. Any person or entity seeking to construct a fence shall first file a written application for a permit with the Building Department, Design Guidelines established by the Zoning Administrator. In selecting a purposed fence. The permit application shall reference one of the approved fence styles approved by the Zoning Administrator:



Approved Fence Styles:

Wood or Vinyl Picket		
Wood or Vinyl Shadow-box		
Wood or Vinyl Split Rail		
Wood or Vinyl Semi-Private		



Approved Fence Styles Continued:

Chain Link and Wrought Iron		
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Not Approved Fence Styles:

Wood and Vinyl Solid Panels		
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- If there is a style that is not on the approved fence style list. Contact the Zoning Administrator. The Zoning Administrator may allow the proposal fence style. Be advised that all request shall be writing. Provide a picture or diagram of purposed fence upon request. Be further advised all decisions by the Zoning Administrator are final.