

**CITY OF WADSWORTH BUILDING DEPARTMENT
SUMMARY OF ZONING CODE CHAPTER 154.082
FENCES, WALL & HEDGES
FOR RESIDENTIAL PROPERTIES**

A. FRONT YARD AREAS

- Fences, walls & hedges in front yard areas require site plan review and approval by the Director of Public Safety and Zoning Inspector.
- Fences, walls, hedges shall not exceed a height of 4 ft. and shall not be any closer than 3' to a front property line.
- No privacy/solid style fences are permitted in a front yard area. **Exception:** If a fence is located at least 20 feet behind the front property line, the fence may be made of a privacy or solid style. However, the height is still limited to a maximum of 4'.
- A front yard is defined as the yard area located between the front wall of the house and the property line.
- *Corner lots (those with frontage on two streets) shall be considered to have two front yard areas. These regulations shall apply to the front yard areas along both street frontages.*

B. SIDE & REAR YARD AREAS

- Fences & walls in side and rear yard areas require site plan review and approval by the Zoning Inspector.
- Fences & walls in side and rear yards shall not exceed a height of 6 feet and may be constructed of privacy or other solid materials.
- Hedges and other plantings shall not be subject to height restrictions.
- Corner lots (those with frontage on two streets) shall be considered to have two front yard areas and shall be governed by regulations for front yard areas noted earlier.

C. GENERAL INFORMATION

- Fences, walls, hedges must be maintained by property owner so as not to become a nuisance.
- Fences and walls *may* be located along property lines (side and rear yards only). However, the City recommends that the applicant maintain a setback of 6" –12" from the property line to provide room for maintenance and to minimize boundary disputes with neighbors. *Please note that the City **does not** arbitrate boundary line disputes between neighbors.*
- Property owners are responsible for reviewing their own deeds, plot plans and other property records for deed restrictions, location of easements and underground utilities, as well as other encumbrances that may affect the final location of fences, walls or hedges.
- Fences, walls and hedges shall not be permitted in a public easement without prior approval from the Engineering Services Manager and/or Director of Public Service.
- For information on Wadsworth City Utilities (Electric, Water, Sewer & Cable), call: 330-335-2833
- For Other Utilities (Ohio Edison, GTE, East Ohio Gas, Warner Cable), call: 800-362-2764

D. APPROVAL PROCEDURE

- Prior to the installation/construction of a fence or wall, applicants shall obtain a zoning certificate from the Building & Planning Department (\$25.00).
- All applications shall include a site plan that identifies, at a minimum, the following features: property lines, all structures & other site features, known easements & utilities, proposed location of a fences, walls, etc., and proposed setbacks for fences & walls. The application must also indicate proposed height, construction materials and style for all fences and walls.
- For hedges located in front yard areas, applicants shall submit a site plan, which shall identify the proposed planting materials and their heights at installation and at full-growth. No zoning certificate is required.