

# RESOLUTION G-11

Cuyahoga County, Ohio

**Be It Resolved** by the Township Trustees of Olmsted Township

A RESOLUTION TO UPDATE FENCE REQUIREMENTS AND STANDARDS BY AMENDING CHAPTER 210.08 OF THE OLMSTED TOWNSHIP ZONING RESOLUTION.

**WHEREAS**, an amendment to the Zoning Resolution of Olmsted Township has been proposed in a manner as provided for in Chapter 519 of the Ohio Revised Code; and

**WHEREAS**, The Cuyahoga County Planning Commission considered said proposed amendment and forwarded its recommendation on the proposed amendment to the Olmsted Township Zoning Commission; and,

**WHEREAS**, The Olmsted Township Zoning Commission held a public hearing on October 19, 2011 December 28, 2011 and February 23, 2012 to consider the proposed amendment ; and,

**WHEREAS**, The Olmsted Township Zoning Commission has recommended approval to the Olmsted Township Board of Trustees.

**NOW THEREFORE BE IT RESOLVED** by the Board of Trustees of Olmsted Township, , County of Cuyahoga, State of Ohio that Olmsted Township Zoning Resolution G-11 be adopted with the inclusion of the additional text and illustration as follows.

## 210.08 Accessory Use Regulations

~~“(1) WALLS, SOLID FENCES, OPEN FENCES. Walls and solid fences shall not exceed a height of 2 feet. Fences taller than 2 feet shall be designed with at least 25% of the vertical surface open. Openness is the percentage of the fence surface that is void of material and through which both light and air may pass. The openings of fences shall be evenly spaced throughout the vertical surface. Walls, Solid or~~ **open fences shall be permitted as indicated.**

~~(2) Front Yards. Solid fences and chain link fences shall not be permitted in a front yard. In a front yard, An open fence shall not exceed 3-1/2 feet in height above the natural grade, except that within 25 feet of a public right-of-way, a fence shall not exceed 2-1/2 feet in height. Chain link fences in the front yard shall be sufficiently screened so that a minimum of 50% of the fence is obscured, as viewed from the street.~~ **In the event a property is situated adjacent to two (2) or more streets, the setback and height requirements shall apply to all streets.**

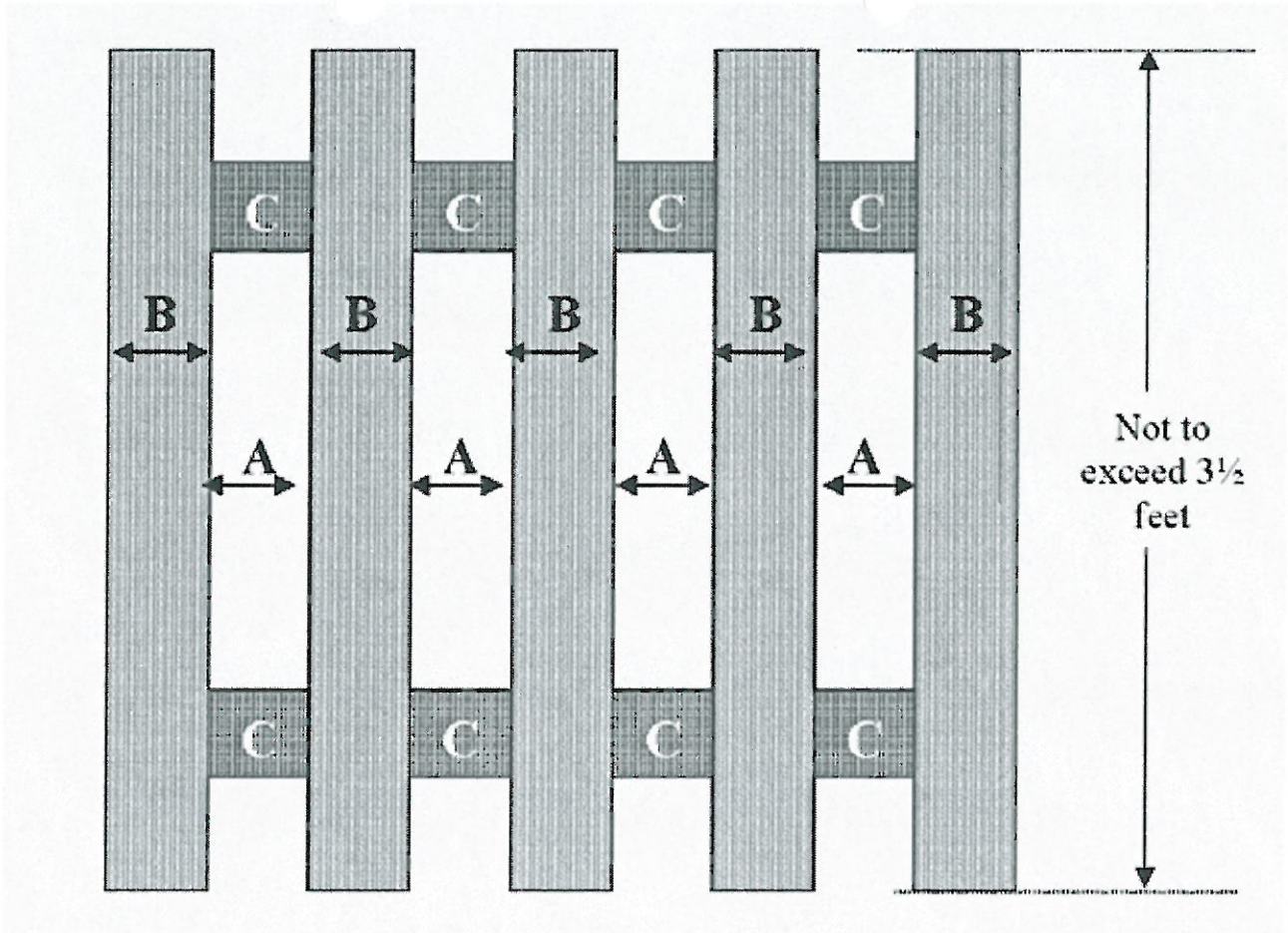
3) Side and Rear Yards. In the side or rear yard, a ~~an open~~ fence shall not exceed 6 feet in height above the natural grade except as required for tennis courts in

Section 210.08 (h).

**(4) Water Drainage Situation. For fences and any structures that are regulated by the storm water management plan, placement in easements or retention areas is prohibited. Where solid fences or screen walls are permitted to be erected and where a water drainage situation occurs, such problem shall be disposed of by placing adequate outlets at the bottom of the fence or screen wall to eliminate possible accumulation of stagnant water or other undesirable conditions.**

**(5) (4) Construction, Maintenance and Repair.** Fences shall be of chain link, picket, split rail, sapling, louver or other design, and if painted, shall be one color. Fences and walls shall be maintained in good repair at all times by the owner and/or occupant of the lot on which they are located. The smooth finished side of the fence or wall shall be the side of the fence that faces outward from the yard being fenced.

For the purpose of this section, an open fence shall be a fence, including gates, that has not less than 40% of the vertical surface area in open spaces which afford views through the fence when one is directly facing the fence. The openings of a fence shall be evenly spaced throughout the vertical surface. Examples of such fences include but are not limited to wrought iron, picket and rail fences. Note: In the example below, the width of the open space (A) between fence pickets is equal to the width of the fence picket (B), though the overall area of open space is reduced by the horizontal support rails (C). Pickets (B) may be placed on opposite sides of the horizontal support rails (C) provided the spacing of the horizontal support rails does not decrease the open area below the required 40%.



BE IT FURTHER RESOLVED that the Fiscal Officer is hereby instructed to file the adopted Zoning Resolution Amendment to the Cuyahoga County Planning Commission and the Cuyahoga County Recorder.

John Lavelle  
 John Lavelle, Chairman

2/23/12  
 Date

Adopted this 14<sup>th</sup> day of March, 2012

Attest \_\_\_\_\_  
 Township Clerk

[Signature]  
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James M. [Signature]  
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[Signature]  
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 Township Trustees