

153.080 REGULATIONS ON USE.

(A) *Regulations - general.* Except as otherwise specifically permitted herein, no fence or wall shall exceed four feet in height. Supporting members for wall and fences shall be located so as to not be visible from the adjoining property unless the fence is designed such that the supporting members are identical in appearance on both sides of the fence or wall. No fence or wall shall be constructed in any platted no-build zone, conservation/no disturb zone, floodway, floodplain or drainage easement for any parcel or subdivision which would be detrimental to the public health, safety and welfare. All portions of the property shall remain accessible from outside the fence area by means of a gate or other opening.

(1) The fence or wall shall not be permitted to encroach upon public rights-of-way or easements or no build zones, conservation/no disturb zones. The fence or wall shall not be located so as to adversely affect the vision of drivers on the public streets or from driveways intersecting public streets.

(2) The height of a fence shall be measured from the established grade line to the highest point of the fence including posts and finials. The height of the fence may not be artificially increased by the use of mounding unless otherwise required by the zoning district regulations.

(B) *Permitted fencing.* Fences shall be permitted as follows, except as otherwise specifically permitted herein.

(1) *Open fences.*

(a) Open or partially open, (ornamental or decorative) fences shall be permitted in all zoning districts and shall be no greater than four feet in height above the established grade, unless otherwise permitted herein. The partially open or open fence may be located only within the buildable area of the lot. These fences may be used to enclose the entire perimeter of the rear yard if the total lot area is greater than 30,000 square feet.

(b) Partially open or open accent fences shall be located within the buildable area forward of the primary structure if limited to four feet in height and designed to only partially enclose an area. These fences are permitted forward of the building line along scenic roadways but cannot exceed three feet in height and serve only an ornamental purpose. Fences within the front yard shall be safely placed so as not to obstruct visibility at driveway or roadway intersections.

(2) *Solid fences.* Solid fences shall be permitted in all zoning districts only in rear yards. Solid fences shall be no greater than four feet in height, unless otherwise permitted herein, and shall not be used to enclose the entire perimeter of the property. Such fences shall be located within the buildable area of the lot and only be used to enclose a deck or patio. Solid fences shall not be located within a required side and rear yard and shall be of an approved type. Brick, stone or masonry walls are permitted forward of the building line along scenic roadways but cannot

exceed three feet in height. Fences within the front yard shall be safely placed so as not to obstruct visibility at driveway or roadway intersections.

(3) *Chain link fences.* Chain link fences shall only be permitted in commercial zoning districts. Such fences may not be placed forward of the primary structure and are restricted to side and rear yards. Such fences may be erected parallel to and on, or approximately on, the common property line to a height not exceeding six feet above the established grade. Permitted chain link fences shall be painted black or shall have a black plastic or vinyl coating.

(4) *Arbors; trellises.* Arbors or trellises shall be permitted in all zoning districts. Arbors or trellises, which are detached from the building, may encroach on a required side yard, side yard which abuts a street and forward of the structure provided that:

- (a) The maximum height is eight feet;
- (b) The maximum width is five feet;
- (c) The maximum depth is three feet and;
- (d) The surface of the arbor or trellis shall be at least 50% open.

(C) *Prohibited fencing.*

(1) Electrified, barbed wire, razor wire, and stockade fences are hereby prohibited in all zoning districts. This prohibition shall not be construed to prohibit electrified and/or barbed wire fences when used in conjunction with a purely agricultural use as defined by the Ohio Revised Code.

(2) Vinyl clad, plastic or pvc (polyvinylchloride) fences are hereby prohibited in all residential districts.

(D) *Other fencing.* The Zoning Administrator or designee may permit other fences similar in character and design to one or more of the permitted fences herein, upon application.

('80 Code, § 1309.04) (Ord. 75-98, passed 3-20-00; Am. Ord. 18-07, passed 4-9-07; Am. Ord. 28-09, passed 6-15-09; Am. Ord. 66-12, passed 11-5-12)

