

**ARTICLE V
GENERAL DEVELOPMENT STANDARDS**

SECTION 500 - GENERAL DEVELOPMENT STANDARDS ADOPTED

500.01 - GENERAL REGULATION OF THE ARRANGEMENT AND DEVELOPMENT OF LAND AND STRUCTURES - Standards pertaining generally and uniformly to the arrangement and development of land and structures within the Zoning Districts adopted in ARTICLE II are hereby established and adopted as supplementary to the District Regulations of ARTICLE III and ARTICLE IV.

SECTION 501 FENCE REQUIREMENTS

501.01 – FENCES, WALLS AND LANDSCAPING – Fences, walls, and landscaping shall be permitted in any required yard, or along the edge of any yard, subject to the following requirements:

501.12 – Height - No fence or wall between a street and a principal structure shall be more than three and one half (3½) feet (42 inches) in height. Elsewhere, no fence shall exceed six (6) feet in height. These height requirements are subject to the following exceptions:

- a) Requirements outlined in SECTION 521, ARTICLE V, REQUIRED SCREENING, or
- b) Requirements in accordance with an approved Development Plan of a Planned Development District.

501.13 – Electric and Barbed Wire Fences – Electric and barbed wire fences shall be prohibited unless otherwise permitted by Section 971.03 of the Ohio Revised Code.

501.14 – Location, Measurement and Maintenance

- a) No fence or wall shall be located within an existing right-of-way.
- b) Fence height shall be measured from the finished grade at the higher side of the fence.
- c) Fences shall be erected with the finished side out; meaning the side of the fence with the posts on it must face the applicant's property.
- d) Fencing must be properly maintained and in good repair at all times.

501.015- Shrubbery and Hedges- No shrubbery or hedge shall be planted beyond the property lines. The owner or occupant of realty on which there is shrubbery, hedges or trees so located as to affect the vision of drivers on the public streets shall keep shrubbery and hedges trimmed to a maximum of thirty inches in height, and keep trees trimmed in order to avoid creating traffic hazards. Any shrub, hedge or tree found to be located on public property may be removed by the Township at any time.

501.016 – Certificate of Zoning Compliance required - No fence shall be erected without a zoning certificate as provided for in SECTION 705.02 - CERTIFICATE OF ZONING COMPLIANCE.

501.018 – Repair of Existing Fences – For minor fence repair, if the fence meets all the requirements of Section 501 and the materials, height and location do not vary from the materials, height and location of the fence being repaired, a zoning certificate is not required.