

**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.

**501.020 – Swimming Pool fences** - All swimming pools must be completely enclosed by a fence. The fence height shall be a minimum of four (4) feet (48 inches) in height as required by the 2006 International Building Code.

**501.022 – Tennis Court fences** - In the event of a conflict between this Section 501.020 and any other requirement of SECTION 501 FENCE REQUIREMENTS, this Section 501.020 shall control. All tennis courts must comply with the following requirements.

Tennis courts must have a fence along each end, with a minimum height of eight (8) feet with a maximum height of ten (10) feet.

b) Any other fence associated with a tennis court shall comply with the provisions of Section 501

**501.24 – Fence Materials** - All fences, regardless of whether or not a zoning certificate is required for their construction, that are constructed, repaired, expanded, or enlarged, shall be constructed only of approved fence materials. Fence materials are also subject to the requirements of Section 501.013.

- a) Approved fence materials shall consist of materials normally manufactured for, used as, and recognized as, fencing materials such as: wrought iron or other decorative metals suitable for the construction of fences, masonry, concrete, stone, metal tubing, wood planks, and vinyl or fiberglass composite manufactured specifically as fencing materials that are approved by the Administrative Officer.
- b) Chain link fences shall not be permitted between a street and a principal structure

**Fence Height and Location Standards**

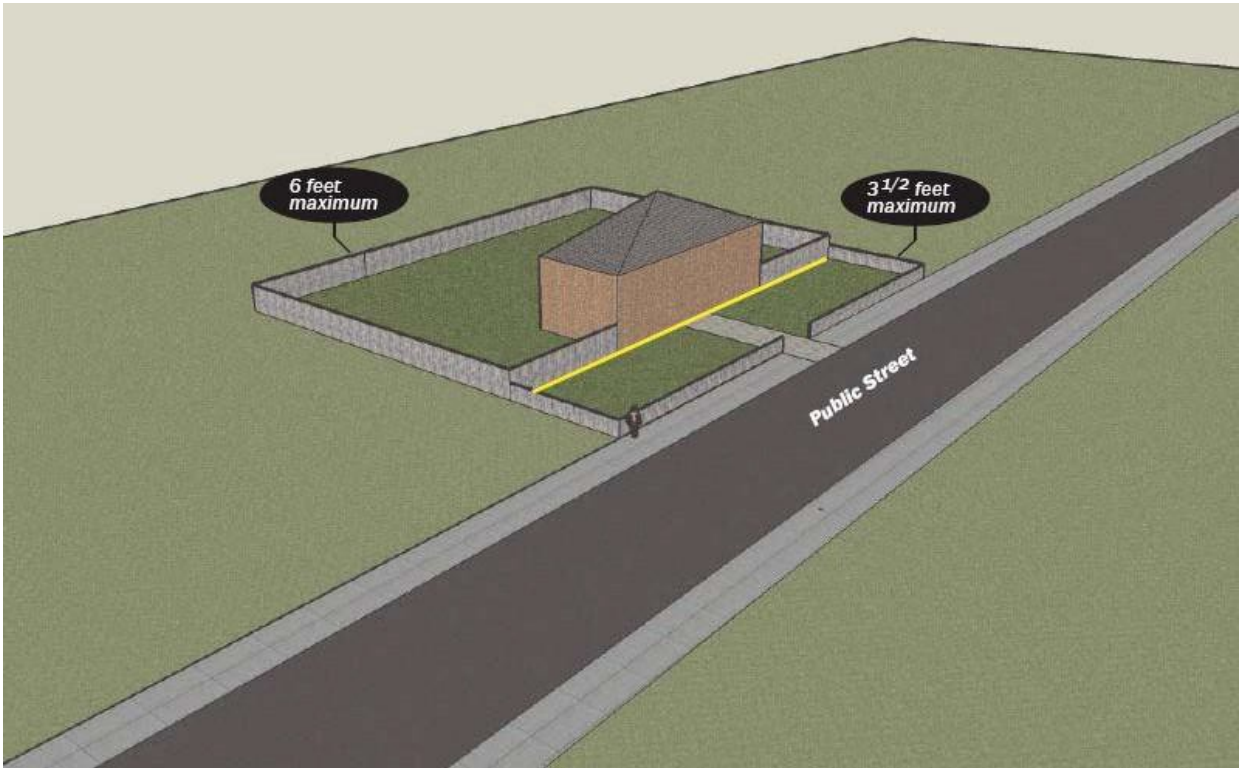


Illustration of maximum fence height for properties fronting only one public street

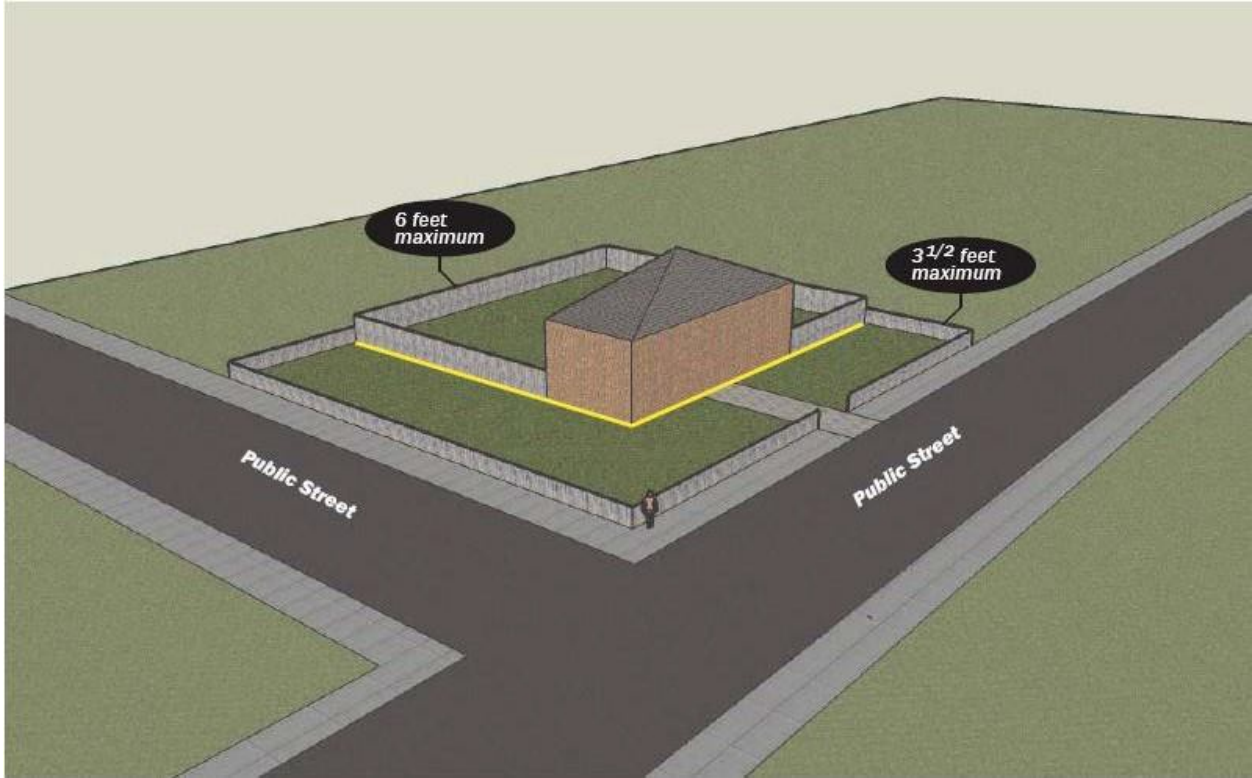


Illustration of maximum fence height for properties fronting more than one public street