



Proposed Amendments for Public Hearing

Zoning Amendment # 2024-003

Section 340.09 J – Fences And Walls, Lake Districts

Section 340.09 J Existing:

- J. Fences and Walls. Fences and walls shall comply with the following regulations:
1. Height. Fences and walls shall not exceed 8 feet in height above the natural grade.
 2. 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.

Section 340.09 J Proposed (shown in bold):

- J. Fences and Walls. Fences and walls shall comply with the following regulations:
1. Height. Fences and walls shall not exceed 8 feet in height above the natural grade.
 2. 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.
 3. **Fences on Property Lines**. Any fence placed on a property line shall have a written agreement between the owners of each adjoining property and follow all other requirements in Chapter 971 of the Ohio Revised Code.

Section 350.09 B – Fences And Walls, Commercial Districts

Section 350.09 B Existing:

- B. Fences and Walls. Fences and walls may be erected in any Commercial District in compliance with the following:
1. All fences and walls shall be of uniform design and shall be well maintained.

2. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430 and shall have a minimum height of six (6) feet.

Section 350.09 B Proposed (shown in bold):

- B. Fences and Walls. Fences and walls may be erected in any Commercial District in compliance with the following:
1. All fences and walls shall be of uniform design and shall be well maintained.
 2. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430 and shall have a minimum height of six (6) feet.
 3. **Fences on Property Lines. Any fence placed on a property line shall have a written agreement between the owners of each adjoining property and follow all other requirements in Chapter 971 of the Ohio Revised Code.**

Section 370.08 C – Fences And Walls, Industrial Districts

Section 370.08 C Existing:

- C. Fences and Walls. Fences and walls may be erected in any Industrial District in compliance with the following:
1. All fences and walls shall be of uniform design and shall be well maintained.
 2. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430 and shall have a minimum height of six (6) feet.

Section 370.08 C Proposed (shown in bold):

- C. Fences and Walls. Fences and walls may be erected in any Industrial District in compliance with the following:
1. All fences and walls shall be of uniform design and shall be well maintained.
 2. Fences and walls used for buffering and screening shall comply with the regulations set forth in Chapter 430 and shall have a minimum height of six (6) feet.
 3. **Fences on Property Lines. Any fence placed on a property line shall have a written agreement between the owners of each adjoining property and follow all other requirements in Chapter 971 of the Ohio Revised Code.**

Section 230.09 – Fences On Property Lines

Proposed New Section:

SECTION 230.09 FENCES ON PROPERTY LINES.

Any fence placed on a property line shall have a written agreement between the owners of each adjoining property and follow all other requirements in Chapter 971 of the Ohio Revised Code.

Zoning Amendment # 2024-004

Section 310.03 D – Schedule of Permitted Uses, Residential Districts

Section 310.03 D Existing:

	O-C Open Space Conservation	R-1 Single- Family Residential	R-2 Single- Family Residential	R-3 Multi- Family Residential	R-V Residential Village
D. Other					
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)					C
2. Congregate care facilities		C	C	C	
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C	C	C		
4. Soil removal/ extraction	C	C			
5. Gas and oil wells	P	P	P	P	P
6. Outdoor furnaces	C	C	C		
7. Solar energy systems	P	P	P	P	P
8. Wind energy systems	C	C	C	C	C
9. Telecommunication towers	See Chapter 460				
10. Electric vehicle charging stations	C	P	P	P	P

Section 310.03 D Proposed (shown in bold):

	O-C Open Space Conservation	R-1 Single- Family Residential	R-2 Single- Family Residential	R-3 Multi- Family Residential	R-V Residential Village
D. Other					
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)					C
2. Congregate care facilities		C	C	C	
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C	C	C		
4. Soil removal/ extraction	C	C			
5. Gas and oil wells	P	P	P	P	P
6. Outdoor furnaces	C	C	C		
7. Small solar energy systems	See Chapter 480				
8. Small wind energy systems	See Chapter 480				
9. Telecommunication towers	See Chapter 460				
10. Electric vehicle charging stations	C	P	P	P	P

Section 340.03 D – Schedule of Permitted Uses, Lake Districts

Section 340.03 D Existing:

	L-D Lake District
D. Other	
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)	
2. Congregate care facilities	C
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C
4. Soil removal/ extraction	
5. Gas and oil wells	C
6. Outdoor furnaces	
7. Wind energy systems	C
8. Solar energy systems	P
9. Telecommunication towers	See Chapter 460
10. One accessory structure per leased lot on unleased common property, not to exceed 20' x 28' per unit. Units may be attached by a common wall to other units.	P
11. Electric vehicle charging stations	P

Section 340.03 D Proposed (shown in bold):

	L-D Lake District
D. Other	
1. Offices on lots fronting on Sandy Lake Road or Rt. 44 (north of I-76)	
2. Congregate care facilities	C
3. Use of accessory agricultural building for limited commercial uses on lots larger than 25 acres	C
4. Soil removal/ extraction	
5. Gas and oil wells	C
6. Outdoor furnaces	
7. Wind Small solar energy systems	C See Chapter 480
8. Solar Small wind energy systems	P See Chapter 480
9. Telecommunication towers	See Chapter 460
10. One accessory structure per leased lot on unleased common property, not to exceed 20' x 28' per unit. Units may be attached by a common wall to other units.	P
11. Electric vehicle charging stations	P

Section 480.15 – Purpose, Solar Energy Systems

Section 480.15 Existing:

Small solar systems shall be permitted in all zoning districts in accordance with the requirements of this section.

Section 480.15 Proposed (shown in bold):

Small solar systems shall be permitted **as an accessory use** in all zoning districts in accordance with the requirements of this section.