

**AN ORDINANCE AMENDING THE LAKEMORE ZONING ORDINANCE,
SECTION 603.01, IN ITS ENTIRETY, AND REPLACING IT WITH
A NEW SECTION 603.01 TITLED "FENCES AND WALLS"**

Now, Therefore, Be It Ordained by the Council of the Village of Lakemore, Ohio:

Section 1: That the Lakemore Zoning Ordinance, Section 603.01, is hereby amended in its entirety and replaced with the new Section 603.01 "Fences and Walls," which shall provide as follows:

603.01 FENCES AND WALLS

The following regulations are established to assure the protection of residential property, and shall govern the location, height and construction of all fences except such fences that are required for enclosed swimming pools, as regulated in Section 603.02.a.

- a. Fences shall be permitted in the side and rear yard provided such fence is no less than thirty (30) feet from the intersection of two or more streets. No fence may be installed outside the building set back lines on a corner lot, except in the case of a defined side yard with more than thirty (30) feet between the right of way line and the building set back line, in which case the fence may be installed no less than thirty feet from the right of way line.
- b. The maximum height of a fence shall be four (4) feet, except as provided in this subsection b. Chain link fencing and solid fencing shall be permitted in the rear yard or behind the building set back line only. In the rear yard only, chain link or solid fencing may exceed four (4) feet but shall not exceed six (6) feet in height. Rear yard fencing shall be installed directly on the property line.
- c. Fences shall have a uniform open area of at least fifty (50) percent, except as provided herein and except when the erection of the fence is required for screening, as specified in Section 603.8.
- d. The finished or decorative side of the fence shall face outward toward the street or adjoining property.
- e. Barbed wire fences and electric fences are prohibited in the Village regardless of height or location.
- f. No fence shall be erected, constructed, moved, or replaced until a zoning permit has been issued by the Zoning Inspector. No zoning permit is required for minor repairs to an existing fence.

g. All new and existing fencing must be maintained in good repair at all times. Any exposed wooden surface must be painted or stained.

h. No solid wall may be erected, constructed, moved, or replaced until a zoning permit has been issued by the Zoning Inspector and a building permit has been issued by the Building Inspector. Any proposed construction of a solid wall must first be submitted to the Planning Commission together with a site plan for review before any permits will be issued.

Section 2: That the revised section of the Lakemore Zoning Code as adopted in this Ordinance was submitted to the Lakemore Planning Commission for approval, disapproval, or suggestions, and such revised section was approved by the Planning Commission at its meeting held on July 19, 2005.

Section 3: This Ordinance will come for public hearing on January 3, 2006, at 6:45 P.M., before the Council of the Village of Lakemore, Ohio. The public hearing will be advertised more than 30 days prior to the hearing in a newspaper of general circulation in the Village, *The Suburbanite*. The Fiscal Officer is hereby authorized to place the advertisement for the hearing, and to pay the charges for the advertisement as billed.

Section 4: That all ordinances, resolutions, or parts of ordinances or resolutions inconsistent herewith are hereby repealed.

Section 5: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

Passed: January 3, 2006



DAVID E. CARTER, Mayor

ATTEST:


RICHARD QUAY, Fiscal Officer

I, Richard Quay, Fiscal Officer of the Village of Lakemore, do hereby certify that the foregoing Ordinance No. 1361 - 2005 was duly adopted by Council at its regular meeting held on January 3, 2006.


RICHARD QUAY, Fiscal Officer