

# Scioto Township Zoning Resolution (Jan. 14, 2011) Text Amendments

**Adopted by the Board of Township Trustees on June 15, 2011(Effective July 15, 2011):**

## **Section 6.08**

Within twenty (20) days after the public hearing required in Section 6.07 above, the Board of Township Trustees shall either adopt or deny the recommendation of the Zoning Commission, or may adopt some modification thereof. In the event the Board of Township Trustees denies or modifies the recommendation of the Zoning Commission, a majority vote of the Board of Township Trustees is required.

If a proposed amendment initiated by application is denied by the Board of Township Trustees, it may be resubmitted following the procedures as specified in Sections 6.02 through 6.07 above, at any time after one (1) year from the date action to deny was taken by the Board of Township Trustees.

**Adopted by the Board of Township Trustees on November 16, 2011(Effective December 16, 2011):**

## **29.05 Fences and/or Hedges in Particular Districts**

"Fence" or "wall" means any structure composed of wood, metal, stone, brick or other material (including hedges or other plants) erected in such a manner and location so as to enclose, partially enclose or divide any premises or part of premises for the purpose of confinement, screening, partitioning, or decoration. Trellises or other structures for the purpose of supporting vines, flowers or other vegetation, when erected in such a position so as to enclose, partially enclose or divide any premises or any part of premises shall also be considered a fence. Notwithstanding the foregoing, a "fence" or "wall" does not include landscaping trees, planted along an adjacent property line, provided that the planting shall not obscure the vision of motorists.

No fence, hedge, or wall shall be erected on any lot in such a manner so as to obscure the vision of motorists approaching a street intersection. All fences and walls shall comply with section 29.05. However, only those fences or walls located within 20 feet of a property line shall obtain a zoning certificate prior to the installation or construction of such fence or wall. Applications for a zoning certificate for a fence or wall shall include a detailed drawing or photograph of the proposed fence and a site plan indicating its location.

The fence or wall shall not encroach on the right-of-way of any adjacent street, road or highway. Fences or walls shall be structurally sound, safe, and be properly maintained in good condition. Fences or walls shall be designed, constructed, and finished so the supporting members thereof shall face the property owner of the fence. Ground areas between the fence and the property line and between fences shall be kept properly maintained at all times.

A. The following additional provisions shall apply only to fences and walls in the R-1, R-2, R-3, PCRD, PURD and MHR Districts:

1. Fences located in a front or corner lot front yard shall not exceed four (4) feet in height. The fence shall be located at least forty feet (40') from the centerline of any such adjacent right-of-way;
2. The height of a fence located in a side or rear yard is restricted to 7 feet; and
3. No person shall erect or maintain any fence or wall charged with electrical current, nor shall any person erect or maintain any fence or wall having wire or metal prongs or spikes, or other cutting points or edges. This provision shall not prohibit ornamental wrought iron and similar decorative type fencing. This shall also not prohibit underground invisible fences installed for the purpose of confining pets to property.

B. The following additional provisions shall apply only to fences and walls in the GC, NC, SO, and SU Districts:

1. Fences located in a front or corner lot front yard shall not exceed four (4) feet in height. The fence shall be located at least forty feet (40') from the centerline of any such adjacent right-of-way and adequate sight distance is maintained;  
and
2. The height of fences located in a side or rear yard is restricted to 12 feet.