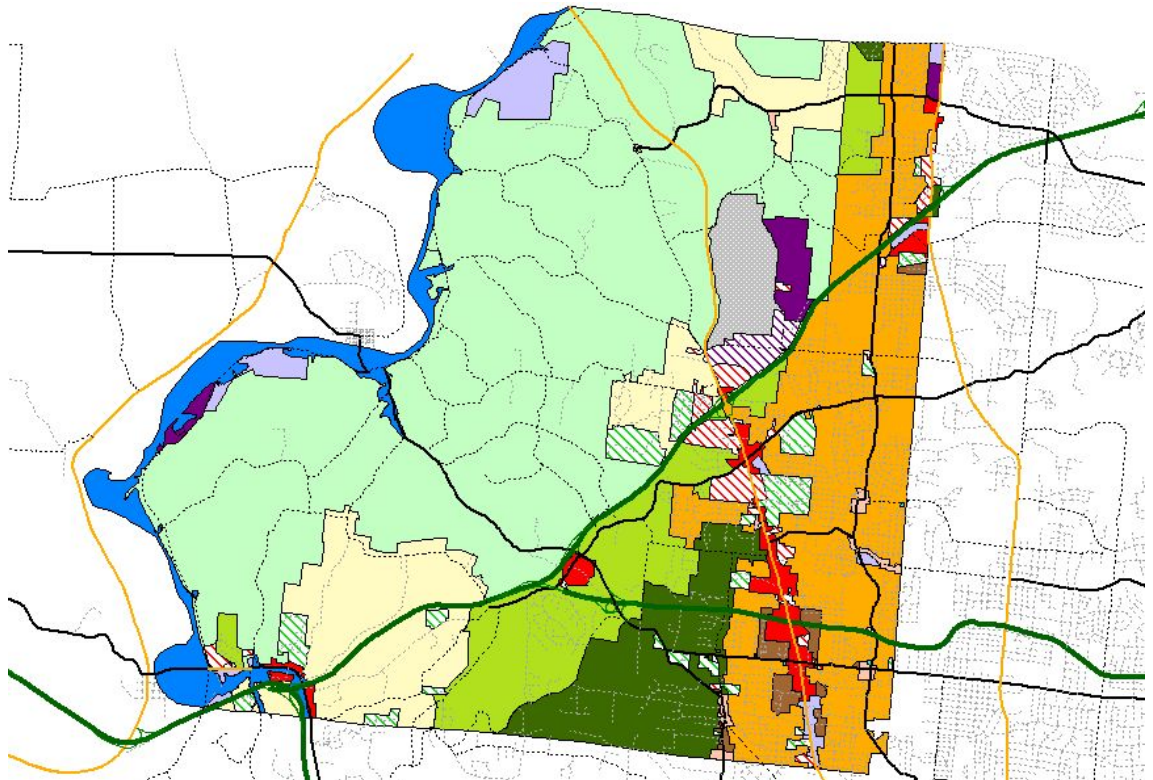


**Colerain Township
Regional Planning Commission
September 2, 2010**



Planning & Zoning Department

Project: Text Amendment
Case No.: ZA2010-02
Prepared By: Susan H. Roschke
Action Requested: Zoning Text Amendment
Proposal: Modification of Article 12 regarding fences
Applicant: Colerain Township Board of Trustees



PURPOSE:

To improve development regulations in Colerain Township by:

- Amending Section 12.8, under General Development Standards, to prohibit multiple fences.

PROPOSAL:

On August 10, 2010, the Colerain Township Board of Trustees initiated a text amendment to modify a section of the Colerain Township Zoning Resolution to prohibit multiple, adjacent fences. Following is an analysis of the proposed modification (see attached full text of amendment in context).

A number of property owners have recently installed a second, adjacent fence on their boundary lines without removing the original fence. In general, a privacy fence has been installed adjacent to (inside) an existing chain link, wire, or split-rail fence. The result has been complaints regarding maintenance along the fence and appearance of the multiple fences.

Section 12.8.4 (revision)

This Section describes design of permitted fences in Colerain Township. The proposal is to add the following: "Only one fence may be located on any one property adjacent to any given property line. (Adjoining property owners may install separate, adjacent fences.) The property owner shall be responsible for any required maintenance between his or her fence and the property line."

PREVIOUS ACTION:

Board of Trustees

Initiated by motion and transmitted to RPC

08-10-2010

Submitted for the Commission's consideration,



Susan H. Roschke, Ph.D.
Planning & Zoning Administrator

ZA2010-02 amendment to fence regulations

Proposed amendment is shown in context below in *bold italic*.

12.8 Fencing

12.8.1 Fences in all residential and business districts may be erected as a privacy fence to a maximum height of 6 feet in a rear yard only. Such fence may encroach into the side yard up to a maximum distance equal to 25 percent of the side wall length. See Figure 12-9.

12.8.2 Fences that are 50 percent open may be erected to a maximum height of 4 feet in side and front yards. See Figure 12-9.

12.8.3 Fences that are 75 percent open, and used for security purposes in the “B-3”, “I-1”, “SWD” and “ME” Districts, may be erected in a front, rear, or side yard, to a maximum height of 8 feet.

12.8.4 Fences in all Districts shall be designed and installed with the most finished side out, away from the subject lot so the most finished side faces the adjacent lots and any right of way, or so that both sides are equally finished.

Only one fence may be located on any one property adjacent to any given property line. (Adjoining property owners may install separate, adjacent fences.) The property owner shall be responsible for any required maintenance between his or her fence and the property line.

12.8.5 Razor wire fencing shall be prohibited in all Districts.

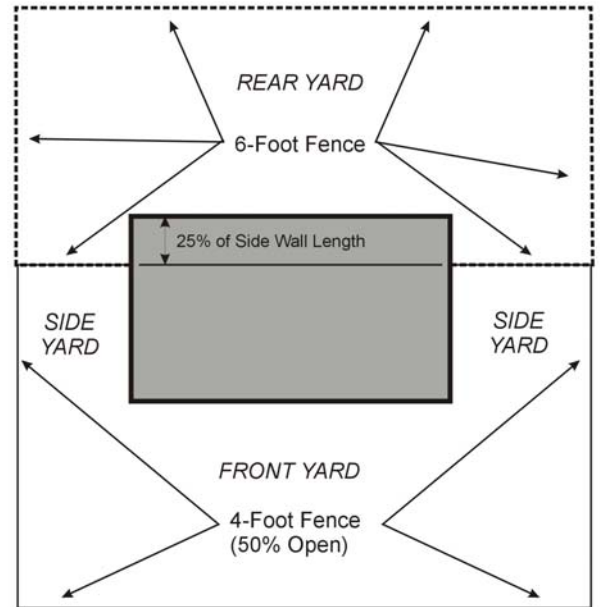


Figure 12-9: Permitted Fencing