

Westfield Township Zoning Commission

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Phone: 330-887-5562

September 25, 2014
Medina County Prosecutors' Office
Medina, OH 44256

To: Brian Richtor
RE: Formal Review of Proposed Text Amendment and Definitions

The Westfield Township Zoning Commission requests a formal review of the following text amendment definitions:

Fences- a structure or barrier made of wood, metal, masonry or other durable materials, rails, boards, wire mesh etc. used to mark a boundary or to define and to enclose a specific area for the purpose of protection, privacy or confinement. Railings along or adjacent to front stoops, porches, steps, landings, culverts, bridges or sidewalks shall not be considered as a fence under this definition.

Fences/Wall- a structure made of wood, metal, masonry or other durable material erected for the primary purpose of being ornamental and used as an enclosure, boundary marker or as a means of retention for either water or earth.

Fences/Decorative- a structure made of wood, metal, masonry or other durable material used in the manner to which it is designed to add to the design aesthetics or attractiveness of the lot on which it is placed rather than as an enclosure or barrier. Railings along or adjacent to front stoops, porches, steps, landings, culverts, or bridges or sidewalks shall not be considered as decorative fences under th

Article II

ACCESSORY STRUCTURES AND USES 205. B

FENCES

- a. Fences
- b. Fences/ wall
- c. Fences/ decorative

Page 8, B. Fences will read as follows:

1. Fences, wall fences, decorative fences shall be permitted in compliance with the standards in the following table. Agricultural fences shall be exempted as provided in Subsection 202.A.1: (Wall fences in excess of 8' shall require a zoning certificate.)

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The board discussed the opacity and height requirements after ZI Sims recommended a second look due to walls and their opacity.

Sturdevant addresses that #2, #3, #4, #7 under Fences will read as follows:

2. Fences, Decorative Fence Height. The height of a fence shall be measured from the top elevation of the top board, rail, or wire to the natural grade of the ground, or, in the case of a wall fence not to exceed 15' in height, from the top surface to the ground.
 3. Fences, Decorative Fences Opacity. Opacity shall be the proportion of the surface of a typical section or panel of a fence which is open to light and air when viewed along a line perpendicular to the fence section or panel. Wall fences are exempted from minimal opacity requirements.
 4. Where a traffic vision hazard is created by a fence, decorative fence or wall fence, the Zoning Inspector shall require a modification to the height or location of the fence as required to prevent or to eliminate the hazard.
7. Fences, Decorative Fences and Wall Fences located in the front yard, or in a side yard which abuts a public right-of-way shall not be made of chain link, wire, mesh, or metal pipe materials.

Should you have any questions, please feel free to contact me at (330) 483-3030. Thank you and have a great day.

Respectfully,

Cheryl Porter

Westfield Township Zoning Secretary