



**CITY OF WESTLAKE, OHIO
ORDINANCE NO. 2015-74:**

**AN ORDINANCE ENACTING NEW CHAPTER
1230 "GENERAL PROVISIONS" OF TITLE FIVE
"REGULATIONS APPLYING TO ALL USE
DISTRICTS" OF THE ZONING CODE.**

WHEREAS, the Director of the Planning and Planning Commission have recommended that Council consider legislation to create a new chapter of the Zoning Code entitled "General Provisions"; and

WHEREAS, after careful consideration, the Planning Commission of the City of Westlake, on the 1st day of June, 2015, recommended approval of the changes to the Zoning Code herein specified as requested by this Council; and

WHEREAS, pursuant to the Charter of the City of Westlake, Article III, Section 13, Council held a public hearing concerning the proposed changes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1: That new Chapter 1230 "General Provisions" of Title Five "Regulations Applying to All Use Districts" is hereby enacted and as enacted shall read as follows:

"CHAPTER 1230 GENERAL PROVISIONS.

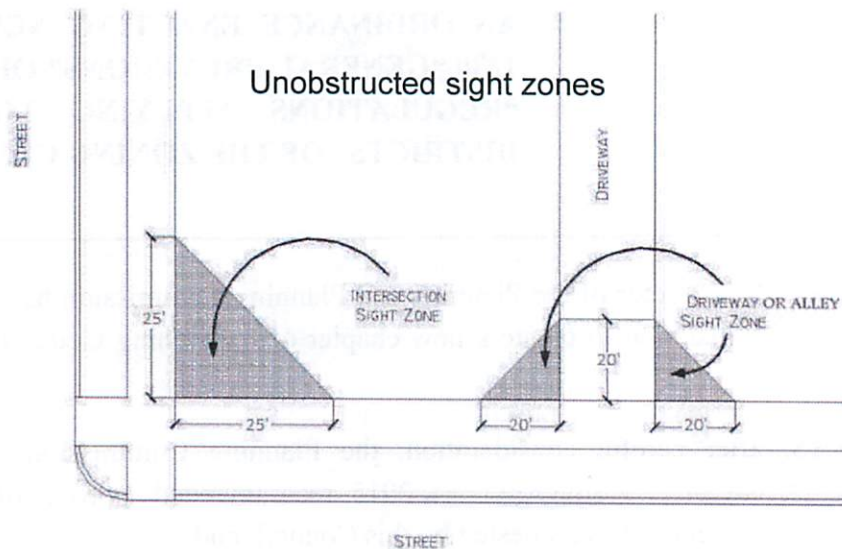
1230.01 Unobstructed Sight Zone.

No sign, ornamental fence, wall, structure, or planting shall be erected, established or maintained on any lot which will obstruct the view of drivers in vehicles approaching an intersection of two streets or the intersection of a street and a driveway, except as provided below. This area shall be known as the unobstructed sight zone.

(a) The unobstructed sight zone shall be determined as follows:

- (1) The area formed at the corner intersection of two planned right-of-way lines. The two sides of the triangular area being 25 feet in length measured along abutting planned right-of-way lines and third side being a line connecting these two sides, or
- (2) The area formed at the corner intersection of a planned right-of-way and a driveway, the two sides of the triangular area being 20 feet in length measured

along the right-of-way line and edge of the driveway, and the third side being a line connecting these two sides.



- (b) Fences, walls, structures, or plantings located in the unobstructed sight zone shall not be permitted to obstruct cross-visibility within a vertical height band between two and one-half feet to six feet above curb level. Trees shall be permitted provided that limbs and foliage are trimmed so that they do not extend into the cross-visibility area or otherwise create a traffic hazard."

Section 2: That it is found and determined that all formal actions of this Council concerning and relating to this legislation were adopted in an open meeting of this Council and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements including Section 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio Revised Code.

Section 3: That any Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

Section 4: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First Reading: 5/21/15

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Referred to Planning Commission: 5/21/15
Report of Planning Commission on: 6/1/15
The Planning Commission recommended to Council that this Ordinance be:
Approved: X Disapproved: _____

Second Reading: 6/4/15

Public Hearing: 6/18/15


Passed: 6/18/15

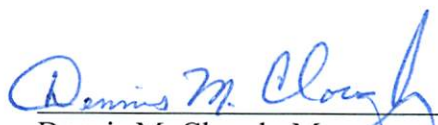

Michael F. Killeen
President of Council

Presented to Mayor: 6/19/15

Approved: 6/24/15

ATTEST:


Denise L. Rosenbaum, Clerk of Council


Dennis M. Clough, Mayor

I, Denise L. Rosenbaum, Clerk of Council of the City of Westlake do hereby certify that Ordinance/Resolution no. 2015-74 adopted 6/18/15 was duly posted on 6/24/15 and remained posted for a period of 15 days thereafter in not less than 2 of the most public places in the City as determined by the Charter of said City.