



**CITY OF WESTLAKE, OHIO
ORDINANCE NO. 2015-75:**

**AN ORDINANCE AMENDING
SUBSECTION 1211.04(B)(2) OF
SECTION 1211.04 "ACCESSORY
USES" OF THE ZONING CODE.**

WHEREAS, the Director of the Planning and Planning Commission have recommended that Council consider legislation to amend Subsection 1211.04(b)(2) of the Zoning Code; 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 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 Subsection 1211.04(b)(2) "Private Garden, Structures, Fences, Walls and Hedges" be and the same is hereby amended and as amended shall read as follows:

"1211.04 ACCESSORY USES.

* * *

- (b) Private Garden, Structures, Fences, Walls and Hedges. Landscape features limited to hedges, trees and shrubs, and yard structures limited to fences, trellises where used in place of a fence, walls, and garden ponds shall be permitted but shall be regulated as set forth herein so they shall not substantially interfere with reception of sun, light and air on adjacent residential lots. In addition to the following regulations, fences shall be confined to the area within the lot line of the fence owner's property. They shall be designed to be aesthetically attractive and those along the lot line shall be designed, constructed and finished so that the supporting members shall face the property of the owner of the fence. Fences shall be maintained in good repair and appearance. No material or finish shall be used that by its appearance under prevailing appraisal practices and standards shall depreciate the value of neighboring and adjacent premises.

* * *

(2) Front yard of corner lot. Landscape features may be located within unobstructed sight zones in accordance with the regulations as set forth in Section 1230.01. On the interior side lot line of a corner lot, features may be permitted in accordance with the regulations for an interior lot as set forth in Subsection (b)(1) hereof.”

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

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

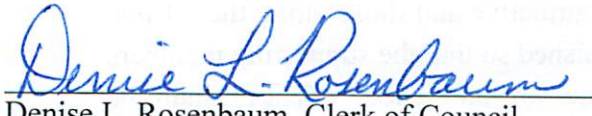


Michael F. Killeen
President of Council

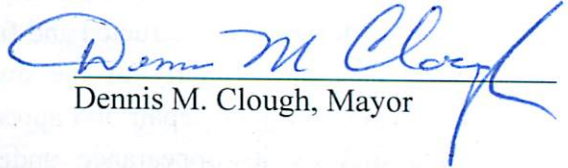
Presented to Mayor: 6/19/15

Approved: 6/24/15

ATTEST:



Denise L. Rosenbaum, Clerk of Council
I, Denise L. Rosenbaum, Clerk of Council of the City of Westlake do hereby certify that Ordinance/Resolution no. 2015-75 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.



Dennis M. Clough, Mayor