

First Reading: January 18, 2022  
Second Reading: Dispensed

**RESOLUTION NO. 2022 - 003**

**A RESOLUTION APPROVING TEXT AMENDMENTS TO THE SYCAMORE TOWNSHIP ZONING RESOLUTION AND DISPENSING WITH THE SECOND READING**

**WHEREAS**, on November 8, 2021, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider proposed amendments to the Zoning Resolution of Sycamore Township for amendments to Chapter 10, Accessory Uses; and

**WHEREAS**, the proposed amendments, being text amendments, affect all of Sycamore Township; and

**WHEREAS**, upon conclusion of the public hearing, the Sycamore Township Zoning Commission recommended approval of the amendments to the Zoning Resolution; and

**WHEREAS**, on December 21, 2021, the Board of Township Trustees, after proper notice having been given, held a public hearing to consider the recommendation of the Sycamore Township Zoning Commission and the proposed zoning text amendments; and

**WHEREAS**, on January 18, 2022, the Board of Township Trustees, after proper notice having been given, continued a public hearing to consider the recommendation of the Sycamore Township Zoning Commission and the proposed zoning text amendments;

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Township Trustees of Sycamore Township, State of Ohio:

**SECTION 1.** The following text shall be amended as specified in Exhibit A to the Sycamore Township Zoning Resolution:

**SECTION 2.** The Zoning Administrator is hereby directed to cause the additions and deletions of the zoning text to be adopted into and reflected in the Sycamore Township Zoning Resolution.

**SECTION 3.** The Trustees of Sycamore Township, upon at least a majority vote, dispense with any requirement that this Resolution be read on two separate days, and hereby authorize the adoption of this Resolution upon its first reading.

**SECTION 4.** This Resolution shall take effect on the earliest date allowed by law.

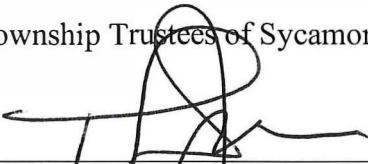
**VOTE RECORD:**

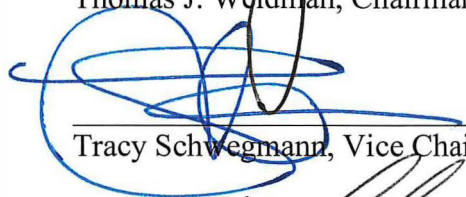
Mr. Weidman AYE

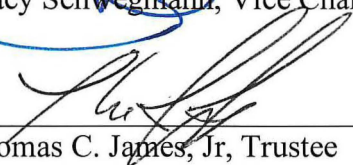
Ms. Schwegmann AYE

Mr. James AYE

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 18<sup>th</sup> day of January 2022.

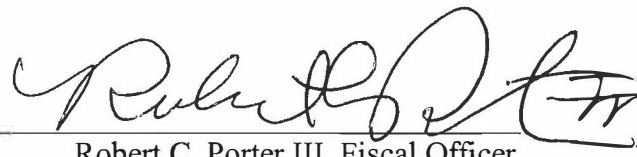
  
\_\_\_\_\_  
Thomas J. Weidman, Chairman

  
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Tracy Schwegmann, Vice Chairman

  
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Thomas C. James, Jr, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 18<sup>th</sup> day of January, 2022.

  
\_\_\_\_\_  
Robert C. Porter III, Fiscal Officer  
Sycamore Township, Ohio

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Lawrence Barbieri, Law Director

## EXHIBIT A

### 10-3.3 Location

No accessory use or structure shall be located in the front or side yard and the total combined area of all accessory structures shall not occupy more than thirty-five (35%) percent of the total area of the rear yard.

### 10-7 Fences and Walls

The restrictions set forth below shall apply to all fences and walls located in all districts, except for fences and walls surrounding public utility structures or radio, television, or microwave transmission or relay towers. Also see Section 14-6, general standards for buffer yards and section 15-2.2, standards for use of walls, fences or berms for additional fence and walls standards.

#### 10-7.1 Height and Open Face Area in Front and Side Yard

No fence or wall shall be located in any defined front yard.

- A. A fence located in the defined side yard shall not:
  - B. Be built to a height greater than six (6') feet and above grade fences and walls as provided for in Sections 10-5.3, dumpsters and trash handling areas for commercial districts and 10-7.4, fences and walls shall be exempt from these height requirements.
  - C. Fences greater than four (4') feet above grade shall be no closer to the front face of the principal building than one-quarter the total depth of the principal building.

#### 10-7.2 Height and Open Face Area in Front and Side Yard

No fence or wall located in the rear yard shall be built to a height greater than six (6') feet above grade. Fences and walls as provided in Sections 10-5.3, dumpsters, and trash handling areas for commercial districts and 10-7.4, fences and walls, shall be exempt from these height requirements. Such fences or walls shall be solid in construction.