

CITY OF VANDALIA
MONTGOMERY COUNTY, OHIO

ORDINANCE 13-15

AN ORDINANCE APPROVING A MAJOR AMENDMENT TO THE PUD FOR THE PROPERTY LOCATED AT 80 CLUBHOUSE WAY AND OWNED BY RALPH AND SUSAN STODD, KNOWN AS "THE FALLS" SUBDIVISION, SECTION 6

WHEREAS, the property known as "The Falls" Subdivision, Section 6; specifically, located at 80 Clubhouse Way, was approved as a PUD Amendment by Council on October 25, 2010; and

WHEREAS, the owner has requested to allow the installation of two non-conforming fences: one 8 foot fence along the north side of the property and one 6 foot fence along the south side of the property, per Section 1276.02A and 1276.02B; and

WHEREAS, the Planning Commission has held a public hearing and recommends approval of the Major Amendment to the PUD to allow the installation the 8 foot fence along the north side of the property and the 6 foot cedar fence along the south side of the property with the conditions listed in the sections below.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF VANDALIA, MONTGOMERY COUNTY, OHIO THAT:

Section 1. The major amendment is approved to allow two non-conforming fences, being the 8 foot stone fence along the north side of the property, as well as the 6 foot cedar fence along the south side of the property

Section 2. Plans must be submitted showing adequate landscaping in front of the stone wall. The plans must include a combination of 1 foot earthen mound, 4 foot trees and shrubs that will serve as a buffer between the front yard and stone fence. The landscaping plan must adhere to the standards set forth in Chapter 1278 in the zoning code.

Section 3. The cedar fence shall be built as a dual-faced fence, so that fence posts will not be exposed.

Section 4. The fence shall not be constructed within 3 feet from the right-of-way line.

Section 5. This ordinance shall take full force and effect from and after the earliest period allowed by law.

Passed this 4th day of November, 2013.

APPROVED:

Arlene J. Setzer, Mayor

ATTEST:

Robert L. Anderson
Clerk of Council