



# Roaming Shores Village

## Zoning and Ordinances

### THE “RAP” ON FENCES

[WWW.ROAMINGSHORES.OH.GOV](http://WWW.ROAMINGSHORES.OH.GOV)

**General.** All fences require zoning permits for a fee of \$5.00. No fence or wall on lakefront lots impeding the vision of the lake can be higher than 2 ½ feet (see ordinance 580-07-2013 (modified Dec.16) for full and detailed regulations). Fences shall be aesthetically attractive and present a finished side to the adjoining property and are not to be adorned with signs, graphics or paintings of any kind. Fences shall be maintained in good appearance.

**Placement.** Fences shall be confined to the area within the lot line of the fence owner’s property and may be constructed not less than one (1) foot from the property line, except no front yard fence can be placed less than ten (10) feet from the edge of the public right of way. It is the responsibility of the property owner to locate the property line. An owner who places any structure within an easement may be compelled by the owner of that easement to remove the structure at the owner’s cost. To maintain unobstructed vision, an opaque fence shall not be permitted within ten feet, in any direction, of the intersection of a driveway and sidewalk or front property line if there is no sidewalk and the intersection of a driveway and public right of way.

**Materials and Construction.** No fence or wall shall be constructed from material other than stone, brick, finished or treated lumber, wrought iron, or split rail or synthetic products which appear to be stone, brick, etc...

**Chain link.** Fencing may be used only in the rear or side yard and shall not exceed a height of four (4) feet or three (3) feet if along a street on a corner lot. When chain link fencing in a rear or side yard is adjacent to a street, such as on the street side of a corner lot, the fencing shall be screened from public view by a landscape screen which hides at least 50% of every ten feet of fence and which is approved by the zoning inspector. All chain link fences shall be painted on both sides black or green, or shall be vinyl coated black or green. Electrified, razor wire and barbed wire fencing in whole or in part are prohibited except for underground (invisible) fences.

**Height.** No fence or wall shall exceed six and one half feet in height in any rear yard, or side yard. No fence or wall shall exceed three feet in height in a yard fronting on a street. Except as provided herein, the height of any fence or wall shall be measured from the ground level to the uppermost part of the top of the fence or wall. Fence posts, including decorative features, shall not extend higher than six inches from the uppermost part of the top of the fence or wall.

**Gate or openings.** At least one unlocked gate or fence opening of a minimum of three (3) feet in width shall be provided in each yard to permit emergency access.

**Lake Front Lots.** It is the intent and policy of the Village of Roaming Shores that lots bordering Lake Roaming Rock or Flame Lake, (“lake front lots”), remain as open as possible to view the Lake from the street and adjacent lots while protecting the rights of such lot owners to privacy and the enjoyment of their land.

On all lots bordered by Lake Roaming Rock or Flame Lake, no fence or wall shall be allowed within fifty feet of the edge of the lake water, and no fence or wall shall exceed the height of six and one-half feet. This does not apply to approved sea walls. Shrubbery, plant and trees shall be spaced appropriately so as not to entirely block the view from the street or adjoining properties.