

**VILLAGE OF PLEASANT HILL, OHIO**

ORDINANCE 960

AN ORDINANCE TO AMEND ORDINANCE 836, ZONING REQUIREMENTS &  
CONSTRUCTION STANDARDS IN THE VILLAGE OF PLEASANT HILL

WHEREAS, the Village Council finds and declares that the present zoning requirements require amending; and

WHEREAS, the Village Council finds that amending zoning requirements is in the best interests of the public health, safety and welfare of the citizens of Pleasant Hill; and

NOW, THEREFORE BE IT ORDAINED by the council of the Village of Pleasant Hill, a majority of the members elected or appointed thereto concurring.

SECTION ONE: The construction standards shall be changed as follows:

- a. The construction of cul-de-sacs within the Village is prohibited;
- b. The street detail shall be amended as attached.

SECTION TWO: Sections 150.048, 150.143 and 150.168 of Ordinance 836 of the Pleasant Hill Zoning Code are hereby amended as follows:

150.048 SCHEDULE OF LOT REQUIREMENTS.

ZONING DISTRICT	MIN. FLOOR FOR UNIT	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH	MIN. CORNER LOT WIDTH	MIN. FRON YARD	MIN. REAR YARD	MIN. SIDE YARD	TOTAL OF BOTH SIDE YARDS
R-1	1500 <del>1200</del> *	10,000	90 <del>80</del>	100	25	25	7	15
R-2	1200 *	8,000 **	80	100	25	25	7	15
R-3		8,000 **	80	100	25	25	7	15
R-4		10,000 ***	80	100	25	25	7	15

\* Excluding Garage, Porch, and Patio.

\*\* Minimum lot area for one-family dwelling in this district for each additional dwelling unit there shall be an additional 2,000 sq. ft. of lot area.

\*\*\* Minimum lot area for two-family dwelling in this district for each additional dwelling unit there shall be an additional 1,500 sq. ft. of lot area.

150.143 FENCES

\* \* \*

D. Fence Location

- 1. Setbacks from streets and alleys must be individually checked to conform with pre-existing, adjoining or neighboring fences. All setbacks must conform to any and all zoning, subdivision and/or plat covenants or restrictions.
- 2. Setback from sidewalks **and alleys** must be at least 18 inches and ~~the fence must be erected and maintained at a 90 degree angle so as to not impede sidewalk traffic.~~
- 3. Property Lines - The ideal location for a fence would be on a mutually agreeable property line with the adjoining property owner. If this is not possible, the fence must sit entirely on the owner's property and back far enough for the owner to maintain both sides of the fence.
- 4. Rights-of-Way - No person shall construct a fence or plant a shrubbery barrier across a right of way.

150.168 PLEASANT HILL STREET TREES.

No trees, bushes, or shrubs shall be planted within the curb lawn within twenty feet of a street intersection or within ten feet of a fire hydrant or catch basin.

~~The following species of trees shall not be planted within the curb lawn:~~

<del>Catalpa</del>	<del>Horsechestnut</del>	<del>Mulberry</del>
<del>Box Elder</del>	<del>Locust, Black</del>	<del>Poplar, Carolina</del>
<del>Elm</del>	<del>Willow</del>	<del>Sycamore</del>
<del>Elm, Chinese</del>	<del>Maple, Silver</del>	<del>Tree of Heaven</del>
<del>Pine</del>	<del>Tulip, Tree</del>	<del>Spruce</del>

~~The following species of trees are recommended for planting:~~

<del>Norway, Red, Sugar Maple</del>	<del>Upright European Hornbeam</del>
<del>Washington Hawthorn</del>	<del>Oak (Red, Scarlet, Shumard, and Pin)</del>
<del>Thornless Honey Locust</del>	<del>Hackberry</del>
<del>Gingko</del>	<del>Lavalle Hawthorn</del>
<del>Linden</del>	<del>American Sweetgum</del>

SECTION THREE: This ordinance shall take affect and be enforced from and after the earliest period allowed by law.

Approved as to form:

\_\_\_\_\_  
Paul Wagner, Solicitor

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk-Treasurer

\_\_\_\_\_  
President of Council

Passed \_\_\_\_\_, 2002

This is to certify that this Ordinance in the form above, was posted in five (5) Public posting places within the Village of Pleasant Hill, Ohio for a period of fifteen (15) days after the passage of said Ordinance by the Council of the village of Pleasant Hill, Ohio.

Post Office, Covington Savings and Loan Assn., Village Sunoco, Library, Village Council Room.