



Franklin County
Board of Commissioners

ECONOMIC DEVELOPMENT & PLANNING

Franklin Rural Zoning Commission

**Michael J. Dorrian Building
369 South High Street
1st Floor, Commissioners Hearing Room
Columbus, OH 43215**

**Thursday, October 16,
1:30pm**

- 1. Call to Order (Chair)**
- 2. Call roll for Board Members (Clerk)**
 - a. Board of Commissioner Members/Alternate Designee(s)**
 - b. Regular Planning Commission Members**
 - c. Acknowledgement of Quorum**
- 3. Introduction of Staff (Planning Administrator)**
- 4. Approval of minutes from the September 18, 2025, meeting**
 - a. Motion to Approve Minutes (Chair)**
 - b. Discussion of Minutes**
 - c. Roll Call on Vote to Approve Minutes (Clerk)**

5. New Business

i. Request to withdraw motion to initiate a zoning text amendment to the Franklin County Zoning Resolution (FCZR) related to outdated and/or incorrect FCZR and Ohio Revised Code references.

- a. Staff Presentation (Staff)**
- b. Call for Motion to Withdraw Motion to Initiate Text Amendments (Chair)**
- c. Roll Call on Motion/Vote (Clerk)**

ii. Legislative Matter: ZON-25-09 Raimere Fitzpatrick

Request:	Zoning text amendment to Section 110.041 of the Zoning Resolution related to the determination of non-conforming lot status.
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- a. Staff Presentation (Staff)**
- b. Call for Motion to Initiate Text Amendments (Chair)**
- c. Roll Call on Motion/Vote (Clerk)**

iii. Legislative Matter: ZON-25-10 Raimere Fitzpatrick

Request:	Zoning text amendment to Section 501 of the Franklin County Zoning Resolution (FCZR) related to fence height, barbed wire, and battery charged fencing.
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- a. Staff Presentation (Staff)**
- b. Call for Motion to Initiate Text Amendments (Chair)**
- c. Roll Call on Motion/Vote (Clerk)**

6. Motion to Adjourn Meeting to November 20, 2025, (Chair)

- a. Roll Call (Clerk)**

MINUTES OF THE
FRANKLIN COUNTY RURAL ZONING COMMISSION
Thursday, September 18, 2025

The Franklin County Rural Zoning Commission convened at the Franklin County Judicial Services Building, Board of Commissioners Hearing Room, 369 South High Street, First Floor, Columbus, Ohio 43215, on Thursday, September 18, 2025, 1:30 p.m.

Present were:

Susan Brobst, Chairwoman
Glenn L. Taylor, Sr., Vice Chairman
James Leezer

Franklin County Economic Development and Planning Department members:

Raimere Fitzpatrick, Planning Administrator.
Sean Karns, Planning Administrative Assistant.
Austin Workman, Planner

Franklin County Prosecutor's Office members:

Devin Bartlett, Assistant Prosecuting Attorney

Raimere Fitzpatrick called to order the meeting. The first order of business was the roll call of the members and the introduction of staff.

The next order of business was approval of the minutes of the June 20, 2025, meeting. A motion was initiated by Mr. Leezer, seconded by Chairman Taylor, to approve the minutes as submitted. The motion passed by a vote of two yeses, zero nos, and one abstentions.

The next order of business was approval of the bylaws for the June 20, 2025 meeting. A motion was made by Ms. Brobst, seconded by Mr. Leezer, to approve the bylaws. The vote was passed by a vote of three yeses, zero nos, and zero abstentions.

The next order of business was the election of Chair and Vice Chair. Ms. Brobst was nominated for and accepted the position of Chairwoman. The vote passed by a vote of three yeses, zero nos, and zero abstentions. Mr. Taylor was nominated for and accepted the position of Vice Chair. The vote was passed by a vote of three yeses, zero nos, and zero abstentions.

NEW BUSINESS:

The next order of business was to hear Request ZON-25-09. The staff requested a motion from the Rural Zoning Commission to initiate a zoning text amendment to modify the requirements for a lot or parcel of record to be considered nonconforming as identified in Section 110.041 of the FCZR and corresponding amendments throughout, which may reference nonconforming lots. Section 110.041 establishes eligibility for construction of conforming structures on lots that were created prior to the adoption or amendment of zoning for the property which do not meet the current zoning district standards. Qualifying lots are required to have 60 feet of frontage on a publicly maintained roadway. Many subdivisions in the County were platted with lots ranging from 50-40 feet in width.

Proposed amendments will eliminate the need for variances for lots in these categories. A motion was initiated by Chairwoman Brobst, seconded by Mr. Leezer to initiate a text amendment to the FCZR to amend the nonconforming lots criteria found in Section 110.041 to revise the minimum width requirements for lots and parcels of record to be considered at the October 16, 2025, hearing of the Rural Zoning Commission meeting. The vote was passed by a vote of three yeses, zero nos, and zero abstentions.

The next order of business was to hear request ZON-25-10. Staff requested a motion from the Rural Zoning Commission to initiate a zoning text amendment to modify the requirements for fence height and electric and barbed-wire fencing as identified in Section 501 of the FCZR and corresponding amendments throughout FCZR. Section 501 regulates the height of fences by location on residential, commercial, and industrial properties that do not reflect product manufacturing and community and/or industry standards or practices.

The FCZR prohibits the use of barbed-wire fencing, which is prevalent in commercial storage and/or industrial applications. Many of these fence types commonly occur on commercial and residential properties throughout the County. Recent changes to the ORC permit the use of battery-charged (electric) fences in non-residential districts. Proposed amendments will more closely align the FCZR with industry practice, manufacturing standards, and ORC allowances.

A motion was initiated by Chairman Taylor, seconded by Mr. Leezer, to initiate a zoning text amendment to the FCZR to amend the fence requirements and criteria found in Section 501 to amend fence requirements for residential, commercial, and industrial zone districts to be considered at the October 16, 2025, hearing of the RZC. The vote was passed by a vote of three yeses, zero nos, and zero abstentions.

The next order of business was to hear request ZON-25-11. Staff requested a motion from the RZC to initiate a zoning text amendment to correct outdated and/or incorrect references contained in the zoning resolution. There are many occurrences in the FCZ where incorrect or outdated references are made to the FCZR and/or ORC. Proposed amendments would correct these references.

A motion was initiated by Mr. Taylor, seconded by Mr. Leezer. The vote was passed by a vote of three yeses, zero nos, and zero abstentions.

There being no further business coming before the Franklin County Rural Zoning Commission, Chairwoman Brobst adjourned the meeting. The hearing was adjourned at 2:08 p.m.

The minutes of the September 18, 2025, Franklin County Rural Zoning Commission were approved this _____ day of _____, 2025.

Chair's Signature



STAFF REPORT

Rural Zoning Commission

October 16th, 2025

Case ZON-25-09

Prepared by: Austin Workman

Applicant: Request:	Rural Zoning Commission Requesting a revised motion by the Rural Zoning Commission to initiate a text amendment to Section 110.041 of the Franklin County Zoning Resolution to reduce the minimum road frontage requirement to construct a conforming structure on a non-conforming lot.
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Staff Request

Staff requests the Rural Zoning Commission make a revised motion to initiate the proposed text amendment(s) to Section 110.041 to reduce the frontage requirements for non-conforming lots and corresponding amendments to the Franklin County Zoning Resolution and to set a revised date for a public hearing before Rural Zoning Commission.

Summary of Proposed Amendment to Section 110.041

- Reduction of the minimum road frontage of sixty (60) feet of road frontage to forty (40) feet.
- Language added that drainage and stormwater management can be adequately addressed.
- Application of setback and lot coverage requirements of zoning district corresponding to the minimum lot area of the non-conforming lot.
- Removal redundant repetitive language.

The full proposed amendment text has been provided as part of the case materials.

110.03 - EXISTING CONFORMING LOTS, STRUCTURES OR USES

Lots, structures or the use of lots and/or structures which conform with the regulations of the Zoning District in which they are located may be continued and may be altered, extended or changed in accordance with the following:

110.031 - CONFORMING LOTS

A conforming lot may be changed, altered, enlarged or reduced in dimension; provided however, that the remaining lot and/or resulting lots shall conform to the **development standards** for the Zoning District in which the lot is located.

110.032 - CONFORMING STRUCTURES

A conforming structure may be altered, reconstructed, or extended only in such manner as will comply with the **development standards** of the Zoning District in which the structure is located.

110.033 - CONFORMING USES

A conforming use may be expanded, modified or changed only in such a manner as will comply with the **permitted uses**, or **conditional use** regulations and with the development standards of the Zoning District in which the conforming use is located.

110.04 - NON-CONFORMING LOTS, STRUCTURES OR USES

Existing lots, structures and accessory development or the use of lots and/or structures which would be prohibited under the regulations for the Zoning District in which they are located shall be considered as non-conforming.

It is the intent of this Zoning Resolution to permit these non-conforming situations to continue until they are removed, but not to encourage their continued use or expansion, except as follows:

110.041 - NON-CONFORMING LOTS

The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on a lot or parcel of record which has an area and/or lot width less than that required for such structure or permitted use in the Zoning District in which the lot is located, provided ~~current setbacks and~~ separations between structures can be met, ~~and~~ public health requirements are satisfied for water supply and wastewater disposal, drainage and stormwater management can be adequately addressed, and such lot has at least forty (40) feet abutment on an improved, publicly maintained right-of-way~~the lot abuts a public street. The required side and rear yard setbacks and lot coverage shall be those of the residential zoning district for which the minimum lot area of the non-conforming lot or parcel would be met.~~

~~The construction of a conforming structure and/or the conduct of a permitted use shall be allowed on a non-conforming lot of record having at least sixty (60) feet abutment on an improved, publicly maintained right-of-way.~~

Variance of any ~~other~~ development standard as described above or otherwise identified by this Zoning Resolution, shall be obtained only through action of the Board of Zoning Appeals in accordance with the

provisions of ARTICLE VIII BOARD OF ZONING APPEALS.



STAFF REPORT

Rural Zoning Commission
October 16, 2025

Case ZON-25-10

Prepared by: Austin Workman

Applicant: Request:	Rural Zoning Commission Requesting a revised motion by the Rural Zoning Commission to initiate a text amendment to Section 501 of the Franklin County Zoning Resolution to amend the fence height and other allowances.
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Staff Request

Staff requests the Rural Zoning Commission make a revised motion to initiate the proposed text amendment(s) to Section 501, Fencing, of the Franklin County Zoning Resolution, and corresponding amendments to the Franklin County Zoning Resolution and to set a revised date for a public hearing before Rural Zoning Commission.

Summary of Proposed Amendments to Section 501

- Increase maximum fence height between principal structure and street to four (4) feet in all districts.
- Increase fence height to six (6) feet on corner lots secondary frontage up to the building setback of the secondary street frontage.
- Commercial/Industrial fencing
 - Maximum height of eight (8) feet in side yards behind the front building line
 - Increase fence height to eight (8) feet on corner lots secondary frontage up to the building setback of the secondary street frontage.
- Permit barbed wire fencing in commercial and industrial zoning districts behind the front building line
- Permit battery charged fencing allowed on non-residential properties if the requirements of ORC Section 3781.1011 are met.

The full proposed text amendments have been provided as part of the case materials.

NOTE: Effective September 8, 2011, development standards that apply in addition to or in place of the standards in Article V apply for certain properties. See SECTION 670 – SMART GROWTH OVERLAY for details

ARTICLE V GENERAL DEVELOPMENT STANDARDS

SECTION 500 - GENERAL DEVELOPMENT STANDARDS ADOPTED

500.01 - GENERAL REGULATION OF THE ARRANGEMENT AND DEVELOPMENT OF LAND AND STRUCTURES - Standards pertaining generally and uniformly to the arrangement and development of land and structures within the Zoning Districts adopted in ARTICLE II are hereby established and adopted as supplementary to the District Regulations of ARTICLE III and ARTICLE IV.

SECTION 501 FENCE REQUIREMENTS

501.01 – FENCES, WALLS AND LANDSCAPING – Fences, walls, and landscaping shall be permitted in any required yard, or along the edge of any yard, subject to the following requirements:

****NOTE:** The regulations of SECTION 501 are for fences, walls, and landscaping that are desired but not otherwise required for the purposes of screening and buffering. For Screening and Buffering requirements, see Section 521.

501.012 – Height ~~No fence or wall between a street and a principal structure shall be more than three and one half (3½) feet (42 inches) in height. Elsewhere on the site, no fence shall exceed six (6) feet in height. These height requirements are subject to the following exceptions:~~

~~Requirements outlined in SECTION 521, ARTICLE V, REQUIRED SCREENING, or~~

~~Requirements in accordance with an approved Development Plan of a Planned Development District.~~

a. Residential Districts:

1. No fence or wall between the street and principal structure shall be more than four (4) feet (48 inches) in height. Fences or walls in the front yard shall not impede site visibility at the driveway or any adjacent driveway or intersection.
2. Elsewhere on the site, no fence shall exceed six (6) feet (72 inches) in height.
3. Corner lots:
 - i. Fences that are six (6) feet in height on corner lots may extend into the secondary frontage (side) yard adjacent to a public or private street up to a distance equal to the front setback of the secondary frontage street.
 - ii. Any fence between the front building line and right-of-way shall conform to height requirements of Section 501.012(a)(1).

b. Commercial Districts:

1. No fence or wall between the street and principal structure shall be more than four (4) feet (48 inches) in height. Fences or walls in the front yard shall not impede site visibility at the driveway or any adjacent driveway or intersection.
2. Elsewhere on the site, no fence can exceed eight (8) feet (96 inches) in height.
3. Corner lots:
 - i. Fences that are eight (8) feet in height on corner lots may extend into the

- secondary frontage (side) yard adjacent to a public or private street from the front building line up to the required fifteen (15) foot greenbelt.
- ii. Any fence between the required fifteen (15) foot greenbelt and right-of-way shall conform to height requirements of Section 501.012(b)(1).

c. Industrial Districts:

1. No fence or wall between the street and principal structure shall be more than four (4) feet (48 inches) in height. Fences or walls in the front yard shall not impede site visibility the driveway or at any adjacent driveway or intersection.
2. Elsewhere on the site, no fence can exceed eight (8) feet (96 inches) in height.
3. Corner lots:
 - i. Fences that are eight (8) feet in height on corner lots may extend into the secondary frontage (side) yard adjacent from the front building line to a public or private street up to the required fifteen (15) foot greenbelt.
 - ii. Any fence between the required fifteen (15) foot greenbelt and right-of-way shall conform to height requirements of Section 501.012(c)(1).

d. These height requirements are subject to the following exceptions:

1. Requirements outlined in SECTION 521, REQUIRED SCREENING, or
2. Requirements in accordance with an approved Development Plan of a Planned Development District.
3. Battery-charged fencing approved in accordance with the allowances of ORC 3781.1011, as amended.

501.014 – Location, Measurement and Maintenance

- a) No fence or wall shall be located within an existing right-of-way.
- b) Fence height shall be measured from the finished grade at the higher side of the fence.
- c) Fences shall be erected with the finished side out; meaning the side of the fence with the posts on it must face the applicant's property.
- d) Fencing must be properly maintained and in good repair at all times.

~~d)e)~~ No fence or wall may obstruct the view of vehicle operators entering or leaving any parking area, service drive, driveway, road, alley, or other thoroughfare.

501.016 – Certificate of Zoning Compliance required - No fence shall be erected without a zoning certificate as provided for in SECTION 705.02 - CERTIFICATE OF ZONING COMPLIANCE.

501.018 – Repair of Existing Fences – For minor fence repair, if the fence meets all the requirements of Section 501 and the materials, height and location do not vary from the materials, height and location of the fence being repaired, a zoning certificate is not required.

501.022 – Tennis Court fences – All tennis courts must comply with the following requirements. In the event of a conflict between this Section 501.020 and any other requirement of SECTION 501 FENCE REQUIREMENTS, this Section 501.020 shall control. All tennis courts must comply with the following requirements.

- a) Tennis courts must have a fence along each end, with a minimum height of eight (8) feet with a

maximum height of ten (10) feet.

- b) Any other fence associated with a tennis court shall comply with the provisions of Section 501

501.024 – Fence Materials - All fences, regardless of whether or not a zoning certificate is required for their construction, that are constructed, repaired, expanded, or enlarged, shall be constructed only of approved fence materials. ~~Fence materials are also subject to the requirements of Section 501.013.~~

- a) Approved fence materials shall consist of materials normally manufactured for, used as, and recognized as, fencing materials such as: wrought iron or other decorative metals suitable for the construction of fences, masonry, concrete, stone, metal tubing, wood planks, and vinyl or fiberglass composite manufactured specifically as fencing materials that are approved by the Administrative Officer.

- b) Chain link fences shall not be permitted between a street and a principal structure.

501.026 – Corner Lots and Double-Frontage Lots– In the event a property is situated adjacent to two (2) or more streets, the following shall apply:

- a) Setback and height requirements of Sections 501.012 to 501.014 shall apply to all streets.

501.028 – ~~Barbed Wire Fences, and Battery-Charged Electric and Barbed Wire Fences~~ – Electric and barbed wire fences shall be prohibited unless otherwise permitted by [this Chapter or Sections 971.03 and 3781.1011](#) of the Ohio Revised Code.

a) Barbed Wire

1. Residential Districts: Barbed Wire shall be prohibited on fences in any residential zone district.

2. Commercial and Industrial Districts:

i. Location: Barbed wire shall not be permitted on fencing located between the principal structure and the public right-of-way.

ii. Strands: A maximum of three (3) strands of barbed wire may be used.

iii. Height: Barbed Wire shall be placed at the top of the fence with a minimum height of six (6) feet.

iv. Barbed wire fencing may not extend over an adjacent property.

- b) Battery-charged (Electric) Fencing: Battery-charged fencing shall be permitted in accordance with the provisions of Section 3781.1011 of the Ohio Revised Code.

Fence Height and Location Standards

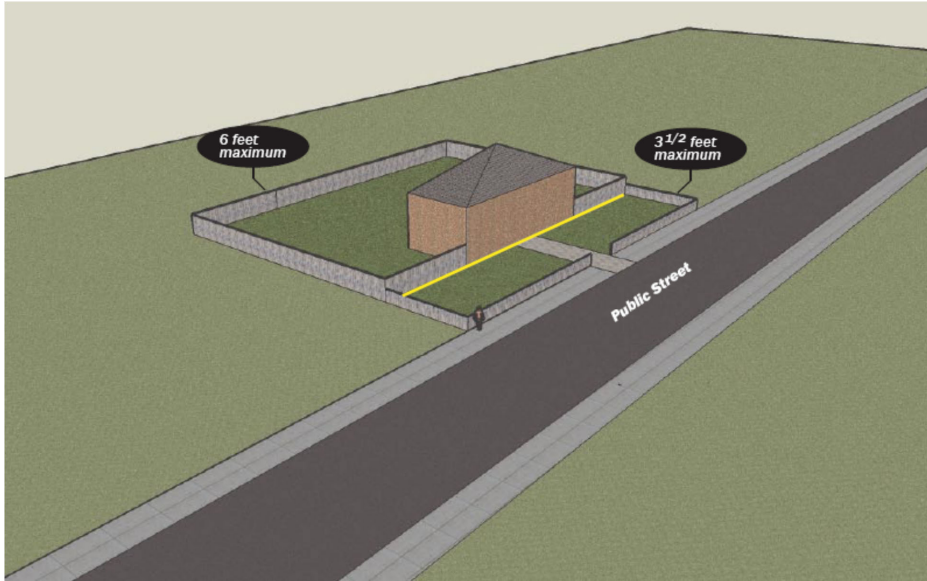


Illustration of maximum fence height for properties fronting only one public street

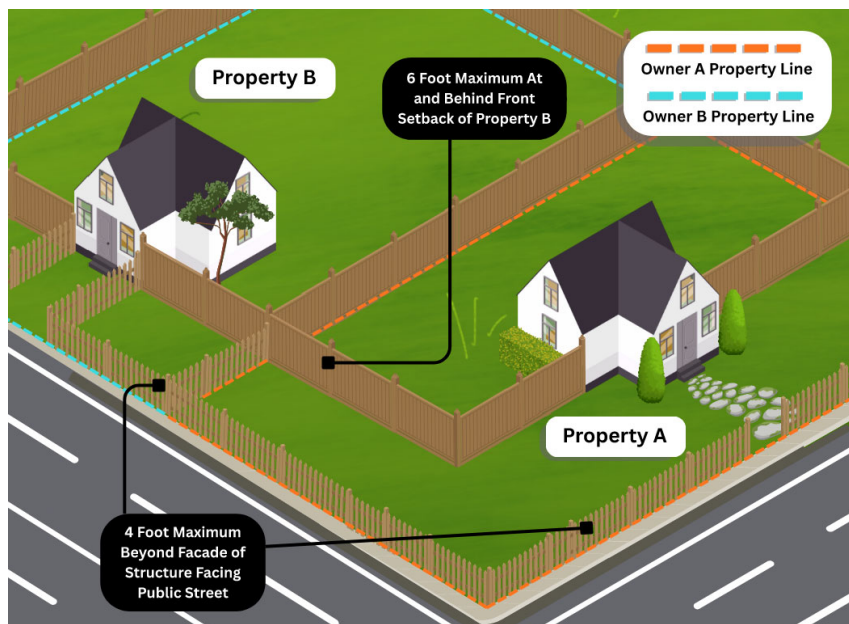
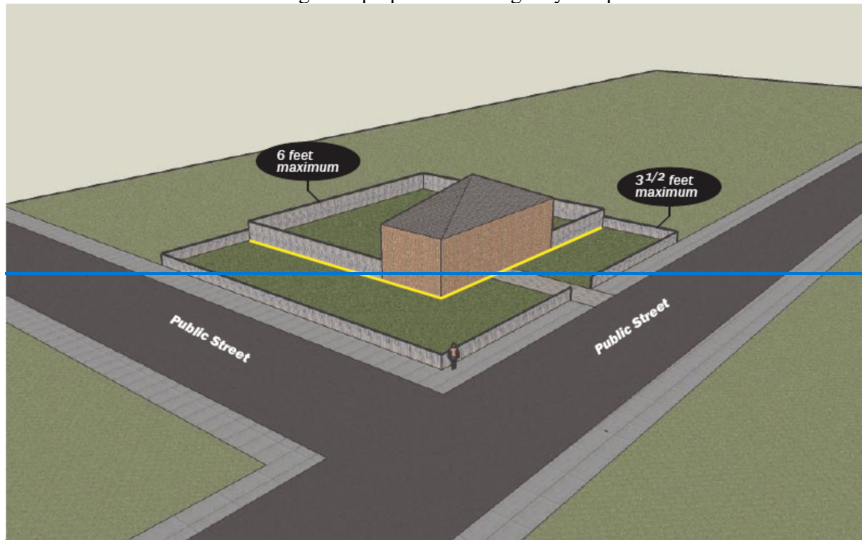


Illustration of maximum fence height for properties fronting more than one public street