

# COUNCIL CHAMBER

City of Berea, Ohio

ORDINANCE No. 8020-55

By Bick Skoczen Sponsored By Mayor Cyril M. Kleem  
AN ORDINANCE

## AMENDING SECTION 308.12(B)(1) OF THE ZONING CODE OF THE CITY OF BEREA TO MODIFY THE STANDARDS FOR RAIN BARRELS LOCATED IN FRONT YARDS.

**WHEREAS**, the Zoning Code of the City of Berea, Ohio, was enacted by Ordinance No. 2012-29 and adopted on May 7, 2012; and

**WHEREAS**, it is important to periodically review and appropriately amend the Zoning Code of the City of Berea to ensure that it serves the best interests of the City and its residents and businesses; and

**WHEREAS**, Section 308.12(B)(1) of the Zoning Code provides for the use of rain barrels in front yards; and

**WHEREAS**, the review procedures for rain barrels in a front yard are far more stringent than necessary to achieve the intended purpose of the Code, and requires additional approvals as a Conditional Use.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Berea, State of Ohio:

**SECTION 1.** That Section 308.12(B)(1), Rain Barrel Standards, which has heretofore read as follows:

(B) A rain barrel may be located in the front yard, side yard or rear yard areas of a parcel subject to the following standards

(1) Front Yard Standards. The following standards apply to rain barrels placed in the front yard area of a parcel.

(a) No more than two (2) rain barrels shall be placed in any front yard area. Corner lots maintaining two front yards areas shall contain no more than two (2) rain barrels total for both front yard areas.

(b) Any rain barrel proposed to be located in a front yard shall be considered a conditional use and follow the review procedures set forth in Chapter 304.

(c) Adequate screening and placement of rain barrels located in a front yard shall be reviewed and approved as part of the conditional use review process.

**shall be, and the same is hereby amended to, read as follows:**

(B) A rain barrel may be located in the front yard, side yard or rear yard areas of a parcel subject to the following standards

(1) Front Yard Standards. The following standards apply to rain barrels placed in the front yard area of a parcel.

(a) No more than two (2) rain barrels shall be placed in any front yard area. Corner lots maintaining two front yard areas shall contain no more than two (2) rain barrels total for both front yard areas.

(b) Rain barrels located in a front yard shall be properly placed and adequately screened by vegetation, fence, or some other means that shall be reviewed and approved by the City Engineer.

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(c) Rain Barrel Screening Review Criteria. The City Engineer shall consider the following standards of review when determining appropriate screening for rain barrels located in a front yard:

- (i) The proposed screening plan shall be adequate to shield the rain barrel view from a person six feet tall standing on a public street or on an adjacent property.
- (ii) Screening elements may include evergreen vegetation, a fence with at least 75% opacity or other approved screening element that is consistent with the style and color of the structure for which the rain barrel serves.

**SECTION 2.** That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal actions were in meetings open to the public in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

**SECTION 3.** That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: December 21, 2020

[Signature]  
President of Council

ATTEST: [Signature]  
Clerk of Council

APPROVED: December 21, 2020

[Signature]  
Mayor

APPROVED AS TO FORM:

[Signature]  
Director of Law