

The following changes are intended to address the concerns raised in the RPC Staff Report for case Symmes 2020-01; Text Amendments.

#### Section 51.4

Sidewalks shall be required ~~on both sides of the street~~, in accordance with Hamilton County Engineer standards, for all ~~lots platted in a subdivision, minor subdivision or any~~ residential or commercial property along any major roadway or thoroughfare that has been identified for sidewalks according to the adopted sidewalks plan for Symmes Township ~~after the effective date of this Resolution which are located in the AA, A, A2, B, B 2, C, D, O, E, DD, OO, and EE Zoning Districts.~~ Such sidewalks shall be required to be installed at the time of development of a parcel as that term is defined in Section 31.3-54 and shall extend the entire frontage of the parcel or parcels being developed.

#### Section 51.5

~~General Fence~~ Maintenance Standards. Any ~~lot fence~~ in any district shall be maintained and kept in good condition and good repair including ~~all structures, buildings, accessory buildings, fences, pools and play structures.~~ All property owners are expected to: ~~mow grass on a regular basis, cut weeds or brush, maintain landscaping and materials on a regular basis, remove fallen trees or branches in a timely manner, paint or cover exterior surfaces when needed; repair or replace damaged or deteriorated fences which must stand in the upright position (90 degrees from the ground); keep property free of trash, junk, and debris; repair driveways as needed; and other maintenance related items that are necessary to ensure the health, safety and welfare of the residents of Symmes Township and to facilitate and maintain the highest possible property values and to enhance the quality of life in our community.~~ repairing or replacing damaged or deteriorated sections and maintaining the orientation of the fences in an upright position such that the fence does not sag or lean and in no case is allowed to hang over an adjacent property or public right-of-way.

#### Section 143.3

~~...All new driveways and parking surfaces shall be paved or a concrete surface and cannot be located any closer than the side yard setback stipulated for the district where the structures are located. In the case of a panhandle lot, the driveway can be less than the required setback width only if the drainage has been addressed and does not affect the adjacent neighbor's yard...~~

All driveways and parking areas must be surfaced with asphalt, Portland cement, or block paver stones providing an all-weather, durable, and dustless surface. This requirement shall apply to the first 200 feet of the driveway, as measured from the edge or pavement of a public or private street. All parking areas must comply with the drainage requirements of the Hamilton County Stormwater and Infrastructure Division.

#### Section 346

The restrictions set forth below shall apply to all fences and walls located in all districts, except for fences and walls surrounding public utility structures or radio, television or microwave transmissions or relay towers. All fences must be setback five feet (5) from all fire hydrants ~~or any public utilities.~~