

ORDINANCE NO. 3332

**AN ORDINANCE AMENDING SECTION 505.08, SECTION 1103.03, AND SECTION 1133.11 OF THE CODIFIED ORDINANCES TO REGULATE ANIMALS AND FOWL IN THE CITY OF CHARDON**

WHEREAS, the City desires to amend Section 505.08, Section 1103.03, and Section 1133.11 of the Codified Ordinances of the City of Chardon to establish more precise regulations governing animals and fowl, and identifying with specificity the yards and setbacks where certain structures related to animals and fowl may be located in the City's residential districts;

WHEREAS, the Council has referred the proposed amendments to Section 1103.03 and Section 1133.11 of the Codified Ordinances to the City's Planning Commission;

WHEREAS, the Planning Commission has reviewed the proposed amendments and adopted an Announcement of Decision regarding the proposed amendments to Section 1103.03 and Section 1133.11 of the Codified Ordinances;

WHEREAS, the Council has conducted a public hearing on the proposed amendments to Section 1103.03 and Section 1133.11 of the Codified Ordinances.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Chardon, Geauga County, Ohio, that:

Section 1. Section 505.08 of the Codified Ordinances of the City of Chardon is hereby amended to read as follows:

**505.08 NUISANCE CONDITIONS PROHIBITED.**

(a) No person shall keep or harbor any animal or fowl in the Municipality so as to create noxious, or offensive odors or unsanitary conditions which are a menace to the health, comfort or safety of the public.

(b) No person shall keep or maintain cattle, horses, mules, sheep, goats, swine, geese, ducks, livestock, wild animals, exotic animals, chickens or other fowl within 50 feet of the margin of any street, or within 50 feet of the dwelling house of any other person, or in such a manner as to permit the unreasonable emanation of noxious odors therefrom.

(c) Bees shall only be kept or harbored in the Municipality in accordance with the following:

(1) No more than one (1) beehive shall be kept per acre.

(2) Minimum Lot Size: No beehives shall be kept on a lot of less than one (1) acre in size. All beehives must be kept in locations consistent with the Planning and Zoning Code.

(3) Water Supply. A supply of fresh water shall be maintained in a location readily accessible to all bee colonies on the property throughout the day to prevent bees from congregating at neighboring swimming pools or other sources of water on nearby properties.

(4) Prohibitions. No Africanized bees may be kept on a property under the regulations of this section.

(d) Whoever violates this section is guilty of a minor misdemeanor."

Section 2. Section 1133.11 of the Codified Ordinances of the City of Chardon is hereby amended to read as follows:

**"1133.11 ACCESSORY USES AND STRUCTURES.**

(a) An accessory use shall not be established nor an accessory building or structure constructed in a residential district without an existing or proposed principal building, structure or use.

(b) Accessory buildings and structures in an R 1, R 2, R-3 and R 3CPE District shall comply with the requirements in Schedule 1133.11.

**Schedule 1133.11**

**Permitted Accessory Structures in Front, Side and Rear Yards in R-1, R-2, R-3 and R-3CPE Districts**

Use	Yard Permitted	Minimum Setback from Lot Line		
		Front	Side	Rear
(1) Attached accessory buildings and structures	None	(a)	(a)	(a)
(2) Detached accessory buildings, such as garages, carports and storage sheds.	Rear	NP	3 ft.	6 ft.
(3) Driveways	Front, corner side, side, rear	NA	0 ft.	0 ft.
(4) Decks, patios, attached	None	(b)	(b)	(b)
(5) Decks, patios, detached	Rear	NP	(a)	10 ft.
(6) Fences, walls (c)	Front, corner side, side, rear	0 ft.	0 ft.	0 ft.
(7) Outdoor storage of licensed recreation vehicles/equipment	Rear	See also Section 1133.11(e)(4)		
(8) Outdoor swimming pool, tennis court, other active recreation area	Rear	NP	10 ft. and requirements in Section 1133.11(d)	
(9) Off-street parking lot for more than 4 vehicles.	Side, rear	NP	10 ft.	10 ft.
<b>(10) Animal housing structure</b>	<b>Rear</b>	<b>NP</b>	<b>(d)</b>	<b>(d)</b>
<b>(11) Animal run</b>	<b>Rear</b>	<b>NP</b>	<b>NP</b>	<b>(e)</b>
<b>(12) Livestock structure</b>	<b>(f)</b>	<b>(f)</b>	<b>(f)</b>	<b>(f)</b>
<b>(13) Beehives</b>	<b>Rear</b>	<b>NP</b>	<b>NP</b>	<b>(g)</b>

Notes to Schedule 1133.11

(a) Shall comply with the setback requirements for buildings set forth in Schedule 1133.05.

(b) As further regulated by Section 1133.15.

(c) As further regulated by Section 1147.03 (Fences, Walls, and Planting Screens).

**(d) Shall not be within fifty (50) feet of a dwelling house of another person and shall not be within 10 feet from a side or rear property line.**

**(e) Shall comply with Section 1147.03 and the fence or enclosure must be capable of keeping the animal on the property at all times and shall not be within 50 feet of a dwelling house of another person.**

**(f) permitted only on lots of 5 acres or more; shall comply with all requirements Section 1141.51(b).**

**(g) No beehive shall be kept closer than seventy-five (75) feet to any lot line and one hundred (100) feet to a dwelling or the permitted placement of a dwelling on another parcel. The front of any beehive shall face away from the property line of the residential property closest to the beehive.**

NA Not Applicable.

NP Not Permitted

(c) Minimum Setbacks for Accessory Buildings and Uses in R-4 Districts. An accessory building including a garage, carport or recreation facility, and an active recreation area such as a swimming pool or tennis court which is intended for use by the residents of the R-4 development, shall comply with the minimum setbacks:

(1) No accessory use, structure, or building, including a detached garage shall be located in the front yard.

(2) The minimum setback from a public right-of-way shall be equal to the distance of the setback from the principal building.

(3) The minimum setback from a side or rear lot line abutting a nonresidential district shall be fifteen (15) feet.

(4) The minimum setback from a side or rear lot line abutting an RC, R-1, R-2, R-3, or R-4 District shall be twenty (20) feet.

(d) Additional Regulations for Parking Areas. Accessory off street parking spaces shall be located on the same lot as the dwelling served and comply with the requirements of Chapter 1151.

(e) Private Swimming Pools. An outdoor private swimming pool shall be allowed only as an accessory to a permitted use in an R District and shall comply with the following requirements. A portable swimming pool and an indoor private swimming pool shall not be subject to the requirements of this section.

(1) The pool is intended and is to be used solely for the enjoyment of the owners, occupants, tenants and guests of the principal use of the property on which it is located.

(2) The pool and any appurtenant structures or equipment adjacent thereto or improvement intended to be used in connection therewith shall not be located closer than ten (10) feet to any property line of the lot on which it is located.

(3) The swimming pool, or the property on which it is located, shall be enclosed with a wall or fence to prevent access from the street or adjacent lots. The fence or wall shall be at least four (4) feet high with a gate and lock and maintained in good condition.

(4) The swimming pool shall comply with the requirements for accessory structures in Section 1133.11(b) or Section 1133.11(c) based on the district in which the lot is located.

(f) Fences and Walls. Fences and walls may be erected as permitted accessory uses in the all Residential Districts in compliance with the regulations set forth in Section 1147.03.

(g) Additional Regulations for Vehicles.

(1) The repainting, rebuilding, overhauling or dismantling of a vehicle or the storage of tires, motor, body or other parts in a yard is prohibited.

(2) Overnight parking and outdoor storage of commercial motor vehicles over one (1) ton rate capacity is prohibited.

(3) Parking or storing of vehicles on a lawn is prohibited.

(4) Parking a recreational vehicle/equipment (RV) on a driveway or yard shall be permitted for not more than two (2) weeks and subject to the following conditions:

A. Living quarters shall not be used nor business conducted while such RV is stored or parked. No permanent connection shall be made to any utilities.

B. Recreational vehicles, camper trailers, small utility trailers and boats and boat trailers may be parked or stored outside an enclosed garage, other accessory building or on a driveway provided that no such vehicle shall overhang in the public right of way, or parked in the required front setback or on that part of the driveway located within the required front setback. A driveway or parking space shall not be constructed within the required front setback for the purpose of parking or storing of such vehicles.

C. The recreational vehicle/equipment is intended and used for the sole benefit and enjoyment of the resident occupants or guests of the property on which it is stored or parked.

D. If the recreational equipment is parked or stored outside, it shall be parked on an impervious surface, such as asphalt or concrete.

E. All recreational equipment shall be kept in good repair and currently registered with the Ohio Bureau of Motor Vehicles.

(h) Waste Receptacles. Solid waste products from the owners or occupants of multi-family dwelling units and nonresidential uses shall either be stored for disposal in buildings, or in completely enclosed exterior containers. The building, container, or dumpster shall be located in a side or rear yard on a paved surface and comply with the minimum parking setback in Schedule 1133.07 and screening requirements in Chapter 1153 (Landscaping, Buffers and Lighting Regulations).

(i) Outdoor Storage. Outdoor storage is prohibited in the R-4 District and on lots occupied by a nonresidential use in all Residential Districts."

Section 3. Section 1103.03 of the Codified Ordinances shall be amended to read as follows:

**“1103.03 DEFINITIONS.**

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**“Livestock” means horses, ponies, stallions, colts, geldings, mares, sheep, rams, lambs, bulls, bullocks, steers, heifers, cows, calves, mules, jacks, jennets, burros, goats, kids, swine and any animals normally found in the wild state which are being kept for exhibition purposes, commercial purposes, or as private pets.**  
\*\*\*”

Section 4. Pursuant to Section 1119.11(g) of the Codified Ordinances, Council hereby adopts the Announcement of Decision attached hereto as Exhibit A.

Section 5. It is found and determined that all formal actions of this Council concerning and relating to the passage 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 action, were in meetings open to the public, in compliance with the law.

Section 6. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

**PASSED AND ADOPTED** this 13 day of November, 2025.



CHRISTOPHER GRAU, Mayor  
President of Council

Attest:



AMY DAY  
Clerk of Council