

Proposed Changes to

TITLE 8 - ZONING REGULATIONS
CHAPTER 4 SUBSECTION 4-C
WALLS, FENCES AND HEDGES:
and
CHAPTER 8 SUBSECTION 2-E
SCREENING AND/OR LANDSCAPING:

8-4-4: CONFORMITY REQUIRED

C. Walls, Fences And Hedges:

1. Fences, walls, and hedges are permitted along the edge of any yard ~~to a height of six feet (6’); provided, that no fence, wall or hedge along the sides or front edge of any front yard shall be over three feet (3’) in height. On a corner lot;~~ provided that on corner lots, nothing shall be erected, placed, planted, or allowed to grow in any such manner as to materially impede vision between a height of three feet (3’) and ten feet (10’) above the centerline grades of intersecting streets bounded by the property lines of corner lots on a line joining points along said property lines for thirty feet (30’). In any zone where a front yard requirement does not exist, no fence, wall or hedge shall be allowed along the front edge for a distance of twenty feet (20’) back from the front edge at any height greater than three feet (3’), without prior approval of the planning and zoning commission.

2. Fences and walls over the height of six feet (6’) may be subject to additional review by the building department for compliance with adopted building codes.

3. Fences, walls or hedges located along the front edge of any property may exceed four feet (4’) in height only if approved by the planning and zoning commission, and provided that emergency access to any residence or commercial building shall not be impeded by said fence, wall or hedge.

~~2. 4. Barbed wire and electric fences shall not be erected or maintained within the city unless approved by the planning and zoning commission.~~ Barbed wire and electric fences are allowed in the Ag Overlay Zone. In all other zones, these types of fencing shall not be erected or maintained without prior approval by the planning and zoning commission.

~~3. 5. Fences, walls and hedges shall be maintained in a good state of repair.~~

and

8-8-2: PARKING AREA DEVELOPMENT STANDARDS:

E. Screening and/or Landscaping:

~~1. Parking areas shall be effectively screened on all sides which adjoin or face any property used for residential purposes by an acceptably designed wall, fence or planting screen. Use of chainlink fencing in or adjacent to residential areas is discouraged; if proposed, approval by the administrator is required.~~

Where property of different uses are adjacent to each other, parking areas shall be screened by an acceptably designed wall, fence or vegetative screen.

~~2. Such fence or wall shall be not~~ Fences or walls used for screening purposes shall be no less than four feet (4') nor more than six feet (6') in height and shall be maintained in good condition. Fences and walls over the height of six feet (6') may be subject to additional review by the building department for compliance with adopted building codes. ~~Planting~~ Vegetative screens shall not be no less than four feet (4') in height and shall be maintained in good condition not encroach on adjoining property.

~~3. The space between such fence, wall or planting screen~~ Any space existing between a screen (fence, wall or vegetative) and the lot line of the adjoining premises in any residential zone property shall be landscaped with appropriate natural vegetation, including grasses, hardy shrubs, or evergreen ground cover, and maintained in good condition to reduce fire, flooding, and/or any other potential dangers to property.

~~4. In the event that terrain or other natural features are such that the erection of such fence, wall or planting screen~~ fences, walls or vegetative screens will not serve the intended purpose, then, with the prior concurrence of the planning and zoning administrator in writing, no such fence, wall or planting screen and landscaping shall be required. the Planning and Zoning administrator may wave the requirement for screening features.

(Strikethrough text will be eliminated. Underlined text will be added.)