

D. *Temporary Storage.*

1. No person shall park or leave any storage trailer, PODS or similar device so as to be visible from any public right-of-way without obtaining a permit from the City Clerk. The permit shall specify the time period, not exceeding fourteen (14) days, when the unit may be kept on the property and the location on the property where the unit is to be situated.
2. There shall be no permit fee for a fourteen (14) day permit. No more than one (1) fourteen (14) day permit may be issued for any lot or parcel of property in any twelve (12) month period. However, storage trailers, PODS or similar devices may be kept for up to an additional fourteen (14) days upon the issuance of a special use permit by the Board of Aldermen; the fee for such special use permit shall be fifty dollars (\$50.00).
3. Any storage trailer, PODS or similar device shall be placed and kept on the driveway or other paved surface and the point farthest from the street.
4. Failure to remove the storage trailers, PODS or similar devices within the time required or other violations of this Section shall be punishable as provided in Section 100.220 of this code.
5. This Section shall not apply to the use or placement of construction trailers and equipment on property in association with ongoing construction activities carried out pursuant to a valid building permit.

**Section 510.145. Open Storage Prohibited.** [R.O. 2009 §510.145; Ord. No. 557 §2, 12-8-1998]

Open storage, as herein defined, is prohibited.

**Section 510.150. Egress.** [R.O. 2009 §150.150; Ord. No. 182 §§320.0 — 323.0, 4-14-1975]

- A. *General Egress.* Every dwelling unit shall have a safe and unobstructed means of egress leading to safe and open space outside at the ground level. Passage through such exit shall not lead through any other dwelling unit.
- B. *Structures With Three Or More Stories.* All habitable structures of three (3) or more stories with dwelling units occupying the third (3rd) higher story shall be provided with two (2) separate usable unobstructed means of egress for each dwelling unit located above the second (2nd) story.
- C. *Easy Egress Mandatory.* Every door available as an exit shall be capable of being opened from the inside easily and without the use of a key.

**Section 510.160. Fences.** [R.O. 2009 §510.160; Ord. No. 317 §2, 11-12-1984; Ord. No. 332 §1, 11-13-1986; Ord. No. 437 §1, 6-1-1993; Ord. No. 541 §1, 5-12-1998; Ord. No. 599 §1, 6-13-2000; Ord. No. 885 §4, 6-14-2010]

A. *Construction And Maintenance.*

1. Line fence posts shall be set at a depth of not less than two (2) feet six (6) inches.

Terminal fence posts and gate posts shall be set at a depth of not less than three (3) feet and shall be set in concrete at the level of the ground. All posts and vertical fence boards shall be constructed and maintained at the plumb line. Sufficient line posts shall be used in the construction of fences to keep the fence from bowing or sagging, but in no case shall the posts be set more than eight (8) feet apart.

2. Fences constructed of brick or stone shall be set on concrete footings not less than three (3) feet in depth.
3. All fences shall be kept in safe condition and sound repair. All fences shall be free of chipping, cracking or peeling paint. All fences shall be maintained free of rotting, rusting, loose or deteriorating supports, members, materials and hardware.
4. All fences shall be constructed with the good side of the fence facing outward, away from the enclosed property.

B. *Location Of Fences.* No fence shall be erected which extends beyond the front building line of the dwelling or multi-family dwelling. Additionally, no fence shall be erected which extends beyond the side building line(s) of a dwelling or multi-family dwelling which is located on a corner lot.

C. *Types Of Fences.* The following types of fences are permitted to be constructed within the City:

1. *Open mesh type.* Chain link galvanized steel fences, six (6) feet or less in height;
2. *Wood type.* Cedar, redwood, cypress or pressure-treated wood fences not more than six (6) feet in height;
3. *Ornamental type.* Ornamental metal fences not more than four (4) feet in height;
4. *Stone and brick type.* Fences constructed of stone or brick not more than four (4) feet in height; and
5. *Safety and security type.* Specifications for swimming pool enclosures are set forth in Section 515.140. Further, if an open mesh type fence is used for a swimming pool enclosure, it shall be not less than six (6) feet in height, constructed of nine (9) gauge galvanized steel with not less than a two (2) inch mesh.
6. Fences constructed of polyvinylchloride (PVC) and having the appearance of fences comprised of materials permitted under the foregoing Subsection of this Section shall also be permitted subject to the same height and open surface requirements and limitations as provided in paragraphs (1 — 5) above.

D. *Permit Required.*

1. No owner, shall construct or repair, or cause to be constructed or repaired, a fence within the City of Pasadena Hills without applying for and thereafter obtaining a building permit.
2. The owner, or persons acting in his/her behalf, shall make application for a building permit on forms designated by the City. The building permit application shall set

forth:

- a. The name and address of the applicant,
- b. The address for the proposed fence,
- c. The name and address of the person designated to construct or repair the fence,
- d. The cost of construction, and
- e. The material to be used and the method of construction or repair.
- e. A plot plan showing the location of the proposed fence and fence drawing, showing a fence section detail, types of materials to be used and method of construction shall accompany the application. The building permit application and supporting documents shall be submitted to the City Building Commissioner for his/her review, along with a fee as specified in Section 500.140 of this code.

E. *Expiration Or Revocation Of Permit.*

1. In the event permit is issued, construction must be completed within thirty (30) days from date of issuance, unless the Building Commissioner extends the time for completion in writing.
2. If at any time after the permit is issued there should be any deviation from the original plans and specifications as submitted, the Building Commissioner shall order the stoppage of work until approval of any changes is given in writing. Revised plans shall be submitted in ample time to allow certification of approval before commencement of work on that part being revised. In the event that approval of changes is withheld, construction shall promptly proceed in accordance with the original plans and permit.

F. *Appeals And Variances.*

1. In the event that a permit for a proposed fence is denied by the Building Commissioner, the applicant shall have the right to appeal the denial to the Board of Adjustment in accordance with the procedures for appeal of administrative decisions.
2. An applicant may make an original application to the Board of Adjustment for a variance from the requirements of this Section. In the sole discretion of the Board, in light of unique circumstances, a variance may be granted. However, in no event shall a variance be granted to allow the construction of a fence with barbed wire or to vary the fencing requirements for swimming pools. A variance shall not be granted if based merely upon the financial considerations of the applicant.

G. *Abatement Of Lawful Non-Conforming Fences.*

1. Fences erected prior to November 12, 1984, are hereby exempt from this Section until replacement is required, at which time this Section must be complied with. "Replacement" is defined as replacing more than sixty percent (60%) of the existing fence and/or expending more than five hundred dollars (\$500.00) in repairing the

existing fence.

2. To qualify for this exemption, property owners must notify the City Clerk within six (6) months of November 12, 1984:
  - a. That fence was erected prior to November 12, 1984,
  - b. The date of construction, and
  - c. The type and location of the existing fence.

**Section 510.170. Satellite Dishes.** [R.O. 2009 §510.170; Ord. No. 324 §3, 8-13-1985; Ord. No. 544 §1, 6-9-1998; Ord. No. 607 §2, 11-14-2000; Ord. No. 885 §7, 6-14-2010]

A. *Compliance With Requirements.* It shall be unlawful for any owner to erect or cause to be erected a satellite dish within the City of Pasadena Hills except as herein provided.

B. *Installation, Maintenance And Use Requirements.*

1. No satellite dish will be erected which exceeds seventy-two (72) inches in height or seventy-two (72) inches in width.
2. Not more than one (1) satellite dish may be erected on a lot.
3. Satellite dishes may only be erected in the rear yard of a lot and within the side building lines of a dwelling or multi-family dwelling and not less than fifteen (15) feet from the side and rear lot lines.
4. Satellite dishes shall be shielded from visibility from the street or adjoining lots by the use of shrubs, plantings, vegetation or fencing. In the event that fencing is used, the erection of said fencing shall comply with Section 510.160.
5. Satellite dishes shall be painted in a fashion so as to blend into the background against which it is mounted.
6. Satellite dishes mounted on roofs shall be mounted on the rear side of the roof behind the roof peak.

C. *Permit Required.*

1. No owner shall erect or cause to be erected a satellite dish within the City of Pasadena Hills without applying for and thereafter obtaining a building permit.
2. The owner or person acting in his/her behalf shall make application for a building permit on forms designated by the City. The building permit shall set forth:
  - a. The name and address of the applicant,
  - b. The address of the lot upon which the satellite dish is intended to be erected,
  - c. The name and address of the person designated to erect the satellite dish,
  - d. The cost of construction,
  - e. The materials to be used, a photograph of the intended satellite dish and the