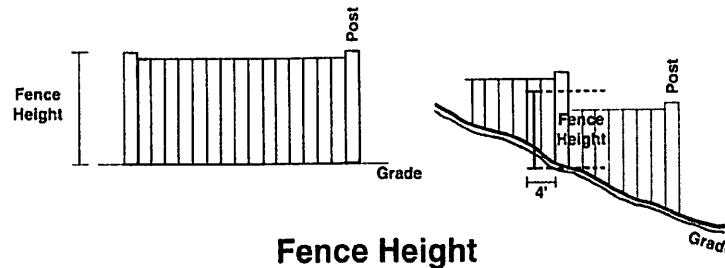


FENCE REQUIREMENTS

Section 10-228 Fences and Walls.

- A. **Height.** No fence shall be more than three (3) feet high, if located in front of a building, and must be ornamental in design. Fences in the rear or side yards, shall not be more than six (6) feet high. Fences in side yards shall be located in back of the front foundation wall farthest from the front property line of the property in question or that of the adjoining property adjacent to the fence. If buildings are not present, side yard fences shall not extend closer to the front property line than the required front yard setback. On corner lots, fences shall not be more than six (6) feet on the outside (street) side lot line, and may be extended to the front building line.

The height of a fence shall be measured as the vertical distance from the highest point of the fence to the finished grade of the ground immediately beneath the fence excluding any artificially constructed earthen berms. Where the grade is not level, the maximum fence height shall be equal to the average fence height within four (4) feet of any fence post. See diagram: *Fence Height*.



B. **Obstruction of Visibility or Use of Adjoining Property**

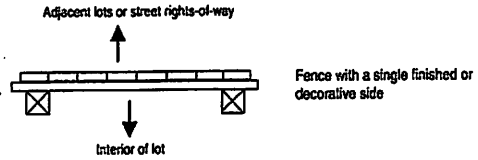
1. **From Street.** No fence or wall in a front yard on a corner lot, within a triangular section of land formed by the two (2) street curb lines shall exceed 30 inches in height above the curb level, as specified in Section 10-215, Visibility (Clear Vision Zone Triangle).
2. **From Driveways.** No fence or wall shall obstruct the visibility from a residential or non-residential driveway, as specified in Section 10-215.1, Obstruction of Visibility from Driveways.
3. **From Adjacent Homes.** If adjacent homes have staggered front building lines, fences or walls normally allowed in back of the front building line shall not project any further into the front yard than the front building line of the adjacent home or the home with the proposed fence, whichever is a greater distance from the street.
4. **Within Front Yards.** To maintain maneuverability for vehicles and pedestrians in driveways, all fences, walls or ornamental objects located within the required front yard adjacent to a neighboring driveway shall be setback a minimum of two (2) feet from the front lot line and driveway.

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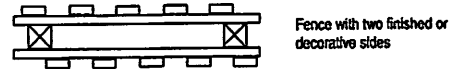
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C. **Fences on Lot Lines.** Fences located within required side and rear yards may be erected on the lot line with the written consent of all adjacent property owners.

D. **Orientation of Finished Side.** Where a fence has a single finished or decorative side, it shall be oriented to face outward towards adjacent parcels or street rights-of-way (away from the interior of the lot to which the fence is associated). See diagram: *Orientation of Finished Side - Top View.*



E. **Site Drainage and Utilities.** Fences shall not be erected in a manner that obstructs the free flow of surface water or causes damage to underground utilities.



Orientation of Finished Side - Top View

F. **Fence Construction.**

1. All fences and walls shall be of uniform design, construction and appearance and sturdily constructed to withstand normal weather conditions.
2. All fences and walls shall be erected and maintained so as not to pose a safety hazard.
3. All fences shall be freestanding with their own post support structure. Two separate and distinct fences shall not share post supports.

G. **Prohibited Fences.** Barbed-wire and electrified fences are prohibited, except where, for the purpose of ensuring public safety, the Planning Commission may approve such fences as part of an approved site plan.