

CHAPTER 9 LANDSCAPING STANDARDS

9.0 FENCING

Fences may be allowed within a residential or business district without the issuance of a permit, provided that they are in conformance with the provisions of this Section. Fences used for agricultural, recreational, or public uses shall be exempt from these regulations.

9.0.1 Construction materials

Unless otherwise specified by this Ordinance, all fences shall be constructed of wood, vinyl, or masonry materials. Chain-link fences may only be allowed in side and rear yards only. In no instance shall a barb wire or electric fence be allowed in a residential district.

9.0.2 Height

Unless otherwise specified by this Section, no fence shall exceed six (6) feet in height.

9.0.3 Front yard limitations for residential uses

No fence taller than three and one half (3 ½) feet may be placed between the front of the primary structure and the road right-of-way. No fence that is more than fifty percent (50%) opaque may be placed between the front of the primary structure and the road right-of-way.

9.0.4 Decorative fences for residential uses

Fencing which is intended for decorative purposes only, and which does not surround an area which is intended, or otherwise required to be completely enclosed, may be allowed on any part of a parcel, provided that it does not exceed three (3) feet in height.

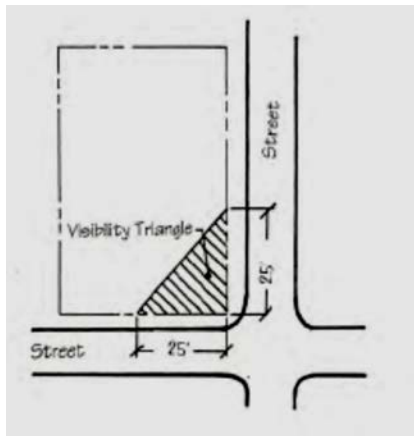
9.0.5 Non-residential fences

Fences in business (B-1, B-2, and B-3) districts or industrial (I-1 and I-2) districts that are intended for security purposes shall only be allowed within a side or rear yard setback, with the exception of fencing within an I-2 district. Fences in an I-2 district may be placed in a required front yard setback, provided that they are a minimum of fifteen (15) feet from the front property line. In no instance shall a fence in a business or industrial district exceed eight (8) feet in height, with the exception of fences with bard wire. Fences with barb wire may add up to three (3) strands of barb wire on top of the fence for a total maximum fence height of eleven (11) feet.

3.0.7 Vision clearance triangle

No building, structure or improvement, including landscaping, shall be erected, placed, planted or maintained so as to interfere with a vision clearance area located between the heights of two and one half (2 ½) feet and twelve (12) feet above the crown of a street, driveway or alley. With the exception of official warning signs or signals necessary for public safety and corner lots in established residential neighborhoods, a vision clearance area shall be established for all streets whether public or private, as prescribed in 3.007(A) through (B) below.

Figure 3.1 - Vision Clearance Areas



Corner lot

On a corner lot, the clear sight triangular area, as shown in Figure 5.1, is formed by the street right-of-way lines and the line connecting points twenty-five (25) feet from the intersection of such streets right-of-way lines, or in the case of a round or cut property corner, from the intersection of the street right-of-way lines extended.

Lot adjacent to an at-grade railroad crossing

On a lot adjacent to an at-grade railroad crossing, the clear sight triangular area is formed by the side lot line parallel to the railroad right-of-way, the street right-of-way line, and the line connecting points twenty-five (25) feet from the intersection of such lines.

Lot at a driveway or alley

The Vision Clearance Area illustrated in Figure 5.1 shall apply to any lot within ten (10) feet from the intersection of a street right-of-way line with the edge of a driveway pavement or alley line. No driveway shall be located within forty (40) feet of the intersection of two (2) street lines.