

SECTION 25

FENCE REGULATIONS

1. Fence Regulations

All fences in any district shall conform to the following regulations:

- A. Fences within the R-1 and R-2 districts need a Certificate of Compliance in accordance to Section 04. Applications and Procedures.
- B. Barbed wire or electrical fences shall be prohibited, except when located in an agriculture zone to confine livestock or protect crops.
- C. Alternative forms of fencing in commercial areas may be allowed upon approval by the City when safety or security is an issue.

2. Fence Height

- A. Measurement. Fence height is measured from the fence owner's yard grade to the top of the fence.
- B. Fences Over Six (6) Feet in Height. Fences over six (6) feet in height require a building permit and must conform to all of the setback and yard regulations in the same manner as building walls, unless located in a commercial or industrial district and approved by a Conditional Use Permit.
- C. Fences Six (6) Feet in Height and Less. Fences six (6) feet in height and less may be placed anywhere on a lot but not in a required front yard.
- D. Fences Four (4) Feet in Height and Less. Fences four (4) feet in height and less may be placed anywhere on a lot provided they comply with traffic visibility requirements set forth herein.

3. Fences around Swimming Pools

All swimming pools twenty-four (24) inches or greater in depth shall be fenced with a chain link or other type of impenetrable barrier fence at least four (4) feet in height and equipped with a self-locking gate.

4. Placement of Fences along Property Lines

- A. Where a property line is not clearly defined, a Certificate of Survey shall be required to establish the location of the property line.

- B. Fences may be placed along a property line provided no physical damage of any kind results to abutting property.
- C. Fences on or within three (3) feet of the property line shall give consideration as to the maintenance of the fence and yard.
- D. Fences shall not restrict drainage. Solid wall style fences shall be placed a minimum of four (4) inches above finish grade to not impede site drainage. A solid wall style fence may exceed its allowable height by four (4) inches to facilitate drainage.
- E. The finished side of fences shall face abutting property and the public right-of-way.
- F. No fence shall be constructed on public rights-of-way.

5. Fence Maintenance

Every fence shall be constructed in a high quality manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used. Every fence shall be maintained in a condition of reasonable repair and shall not by reason of age, decay, accident, or otherwise be allowed to become and remain in a state of disrepair so as to be or tend to be a nuisance or cause injury to the public or any abutting property. Any fence that is dangerous by reason of its construction or state of disrepair or may become injurious to the public safety, health, or welfare is a nuisance; such fence shall be repaired or removed as necessary to correct the problem.

5. Traffic Visibility

On a corner lot, no fence or landscaping shall be placed in such a manner so as to pose a danger to traffic by obscuring the view of approaching vehicular traffic or pedestrians from any driveway or street right-of-way as regulated in Section 15. Traffic Visibility.

6. Hedges or Plantings

In all residential districts, hedges or plantings used as fences for screening or privacy shall be allowed without height restrictions if the hedges or plantings comply with traffic visibility requirements.