

- C. Protection of Existing Drainage Installations. Where application is made for a building permit and subsequent investigation shows that the property to be occupied by said building is adjacent to a portion of a public road or street containing a drainage culvert, catch basin, sewer, special ditch, or any other artificial drainage structures used for the purpose of draining said property and/or neighboring property, the applicant shall specifically agree in writing to protect these waterways in such a way that they shall not be affected by the proposed building construction or grading work incidental thereto.
- D. Order to Regrade. The City may order the applicant to regrade property if existing grade does not conform to any provision of this subdivision, if the grade indicated in the preliminary plan has not been followed, or if the grade poses a drainage problem to neighboring properties.
- E. Drainage Tile. The City's Zoning Administrator or Engineer may require drainage tile if, in his opinion, it is needed to avoid the accumulation of water or moisture in the building.

Subd. 7. Fencing, Screening, and Landscaping.

- A. No fence shall exceed four (4) feet in the front yard or eight (8) feet in the side and rear yards in height as measured from the average point between the highest and lowest grade.
- B. No fence, screen, or structure which obstructs view shall be located within twenty-five (25) feet of any corner formed by the intersection of street or railroad right-of-ways as measured from the intersecting property lines.
- C. Except as provided in Subd. 7., B. above, fences, hedges, or shrubs, less than four (4) feet in height may be located on any part of the lot.
- D. In all zoning districts all usable open space as defined by this Ordinance shall be planted and maintained in grass, sodding, shrubs, or other suitable vegetation or treatment.
- E. All screening required by the provisions of this Ordinance shall consist of either:
 - 1. A green belt planting strip consisting of vegetative cover sufficient width and density to provide an effective screen, or
 - 2. A fence constructed of masonry, brick, wood or steel which is compatible with surrounding structures and buildings.
- F. Except as provided in this Section, Subd. 7., B, fences shall be set back at least one (1) foot from the lot lines or upon mutual consent of the abutting property owner(s) may be placed upon the lot line.