

Fences, Walls, Visibility - Zoning, Appendix B, Section 7.530- Municipal Code

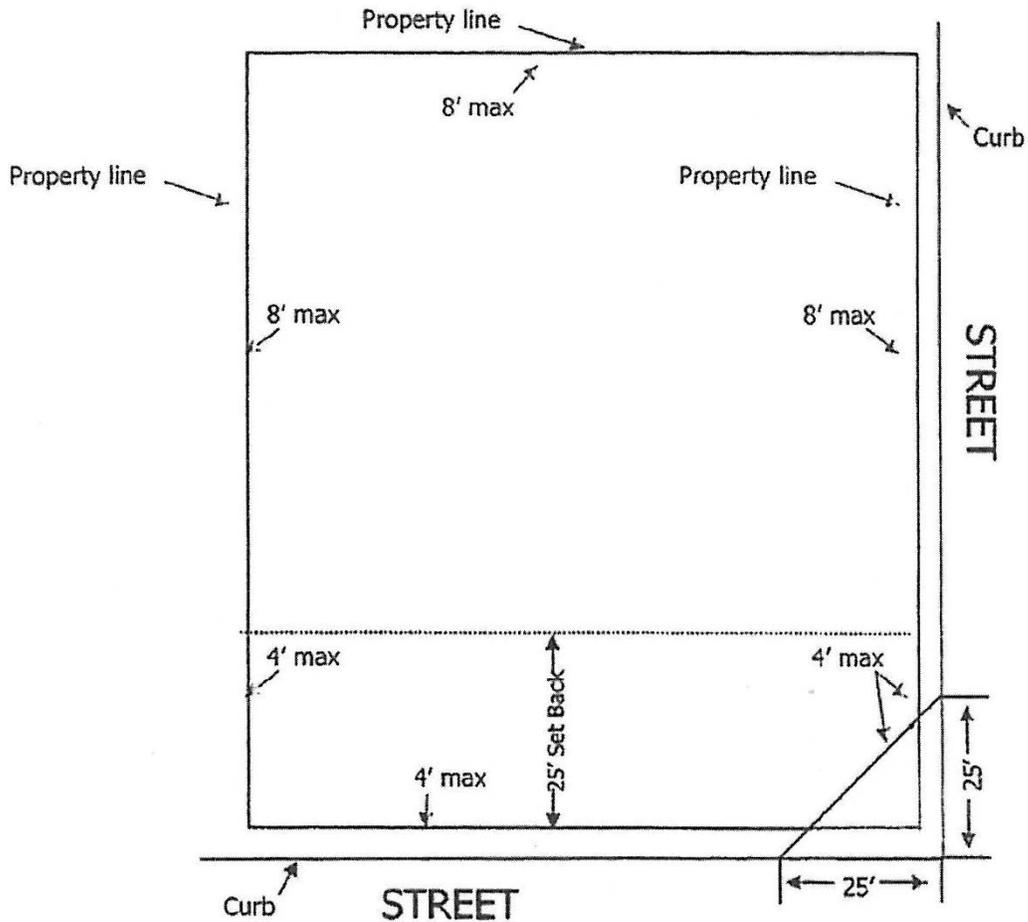
All fences, walls, shrubs, trees, signs or other obstructions shall be constructed and maintained in accordance with the following standards:

- a. All fences, walls, hedges, located in front of the minimum required front yard line shall not be constructed or maintained to a height exceeding four (4) feet above the grade of the lot.
- b. All fences and walls located to the rear of the minimum required front yard setback shall not exceed eight feet in height.
- c. No fence, wall, shrub, tree, sign or other obstruction shall encroach into the twenty-five foot visibility triangle. The limbs and foliage of trees existing as of April 1, 2009, may remain if an unobstructed cross-visibility at a level between three (3) feet and seven (7) feet height from the road surface allowing for a four (4) foot visual clearance is maintained.

The twenty-five (25) foot visibility triangle is derived by measuring twenty-five (25) feet along the curb or edge of street if there is no curb, from the street corner of both streets, and other rights of way that forms the point of intersection of the curb line from the property. When both distances are measured, they will create two sides of the triangle. Then both sides of the triangle shall be connected by a line between both measured points. This completes the third side of the triangle, and gives a line of angle to follow. All fences, walls, shrubs, trees, signs or other obstructions shall be located behind the measured triangle. Only grass and/or groundcover will be permitted inside the triangle.

- A. Front yard set back is determined by the recorded lot orientation, not by address or orientation of structure.
- B. Maximum height for the front yard fence is four (4) feet. This includes any gates, arbors, entrances or other structures built into the fence.
- C. Maximum fence height other than the front yard is eight (8) feet.
- D. Fences and landscaping on corner lots must adhere to the twenty-five (25) foot triangle requirement. As shown in the diagram, a fence shall be built on an angle. There shall not be any landscaping within the triangle area, other than ground cover and/or grass.
- E. Vegetation on or within the right-of-way, overhanging the paved street area, shall be maintained at a vertical clearance of fourteen (14) feet.

Diagram (pg. 75 of the Zoning Code)



**Screening Requirements -Non-residential, Zoning, Appendix B, Section 7.940-
Municipal Code**

Minimum landscape screening requirements shall be provided in the following situations:

Multiple Family, greater than four (4) units, and manufactured home use along property abutting a Single Family District.

Commercial Use along property lines abutting any Residential District.

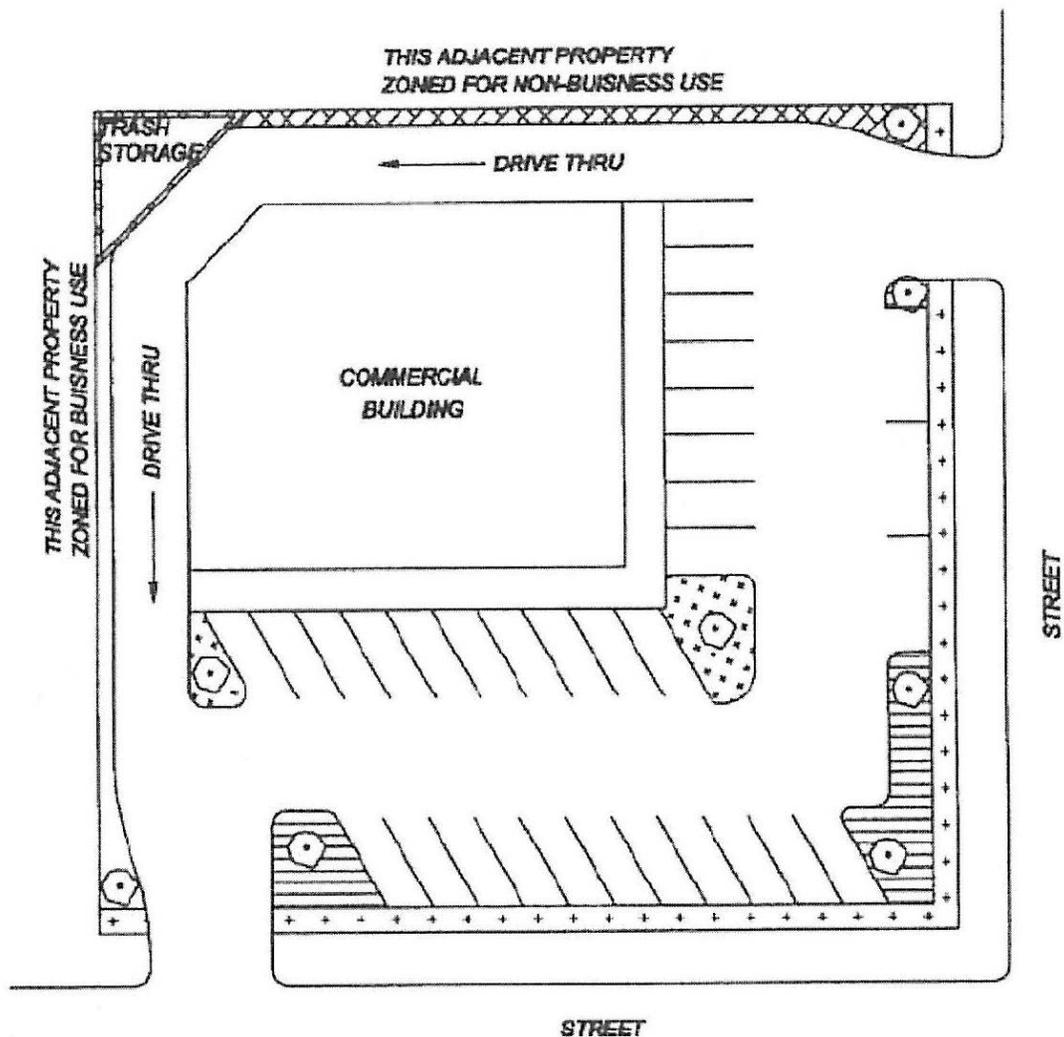
Civic Use along property lines abutting a more restrictive district in which the use is not permitted.

Surrounding Multiple Family, greater than four (4) units, Commercial, Industrial or Civic trash storage areas or support services systems.

Manufactured Home Parks along property lines abutting a public street, right-of-way, or single family residential development.

- Screening shall be provided by installation and maintenance thereafter of a visual screen or buffer of one of the following types:
- A solid wood and/or masonry fence or wall at least six (6) feet but not greater than eight (8) feet in height.
- A hedge-like screen of evergreen plant material capable of attaining a minimum height of eight (8) feet at maturity, planted initially at a minimum of four (4) foot centers and with a minimum height of three and one half (3 ½) feet.

Diagram (pg. 93 of the Zoning Code)



Screening Requirements, Zoning, Appendix B, Section 7.980-Municipal Code

- A hedge or fence is required when a business use is adjacent to a non-business zone, and trash storage is required to be fully screened.