

ZONING

§ 180-24.¹ Fences and walls. [Amended 5-19-1998 by Ord. No. 98-08]

A fence, wall, or any similar type of screen or any combination of such items not defined as a structure (refer to Section 180-5) may be erected on any lot including within a setback, subject to the following conditions and requirements. It is the intent of these conditions and requirements to provide privacy and protection, and screening and accenting of shrubs and landscaping without unduly interfering with the scenic view from neighboring properties or jeopardizing the safety of pedestrians and vehicles.

- A. Uniform Building Code applicable. All fences and walls are subject to the Uniform Building Code requirements.
- B. Location of property lines. It shall be the responsibility of the property owner to locate all property lines.
- C. Encroachment. No fence or wall may extend beyond or across a property line unless in joint agreement with the abutting property owner granting each a cross-easement.
- D. Obstruction of visibility. No fence or wall shall be located within fifteen (15) feet of any street intersection or be so located as to block, obscure or minimize visibility at any street intersections.
- E. Materials. Fences and walls shall be constructed of natural materials such as wood, river rock or stone whenever practical.
- F. Height. Fences and walls shall not exceed four (4) feet in height measured from the existing natural grade at the base to the highest point of the fence or wall within any front or side yard. Fences and walls shall not exceed six (6) feet in height measured from the existing natural grade at the base to the highest point of the fence or wall within any rear yard. No fence or wall may be artificially elevated by means of a berm or other method for purposes of height calculation.
- G. Fences and walls exceeding six (6) feet in height but no more than eight (8) feet in height measured from the existing natural grade at the base to the highest point of the fence or wall may be allowed if:
 - (1) they are temporary fences on construction sites erected for protection purposes during the period of construction only; or
 - (2) they enclose garbage dumpsters; or
 - (3) they enclose outdoor storage areas in nonresidential districts.

¹Editor's Note: Former § 180-24, the provisions of which were derived from former Ch. 97, Flood Hazard Areas, adopted 4-15-1980 as Ord. No. 80-8, and were vacated and transferred to this chapter by Ord No. 82 19, was superseded 4-21-1987 by Ord. No. 87-4. For current provisions, see Ch. 97, Flood Hazard Areas.

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- H. Fences and walls exceeding six (6) feet in height, as permitted in Subsection F. above, or exceeding eight (8) feet in height as permitted in Subsection G. above, shall require conditional use approval.