

169.14 FENCE AND HEDGE REGULATIONS

1. Fence not a Structure. For the purpose of this Zoning Ordinance, fences shall not be classified as structures, but shall be deemed as separate and distinct uses of the land so as to allow their placement on portions of lots upon which structures or accessory buildings may not be placed.
2. Permit Required. Prior to the commencement of the construction of any fence, an application for Fence & Hedge Permit must first be filed with the City Clerk and approved by the City's Building Inspector. A fee of \$30.00 must accompany the application for permit before the permit will be processed.
3. Corner Visibility. There shall be provided an unobstructed view across a triangle formed by joining points measured 20 feet along the property line from the intersection of two (2) streets, or 15 feet along both the street and the alley line from the intersection of a street and an alley. Within said triangle, there shall be no sight obstructing or partly obstructing wall, fence or foliage higher than 30 inches above grade or in the case of trees, foliage lower than five feet.
4. Other than Corner. On portions of a lot not covered by street or alley intersection restrictions, the height of fences of any length and foliage continuous for 20 feet or more shall be limited to 48 inches on any street line and the front 50 feet of any side lot line. On all other portions of lot lines, fences, hedges and continuous foliage barriers may not exceed a height of 80 inches.
5. Measurement Rule. Heights of fences, hedges and other continuous foliage shall be measured from the adjacent top of the street curb, surface of an alley or the measurement shall be from the average grade thereof, whichever is the higher. On inside lot lines, the measurement shall be from the average grade of the lot line of the parcel or property having the lower elevation.
6. Exception, Board of Adjustment. The Board of Adjustment may approve (or may direct as a condition for granting an appeal) fences or plantings of a height in excess of these regulations placed as screening between different uses, or between like uses upon agreement between parties affected thereby, provided that no such approval shall have the effect of reducing corner visibility as provided for herein.
7. Location of Fences. Fences or foliage may be placed within the required setback in any zoning district specified from the property line for that district. This shall not exempt a fence or foliage from the corner visibility requirements as specified in subsection 3 above, or the height restrictions of subsection 5 above. A fence or hedge may be built closer to the property line than the distance specified in subsection 8 below if a written agreement is signed by the owners of the properties adjacent to the proposed fence or hedge and said agreement is presented to and approved by the Zoning Officer.

Such agreement must state provisions for the maintenance and erection of any fence or hedge located within the distance specified in subsection 8 below. No fence or hedge shall be placed in any area within which an easement has been granted and recorded for the purpose of providing vehicle ingress or egress.

8. Required Distance from Property Lines.

A. Residential Districts:

- Front Yard (with sidewalk).....2 feet
- Front Yard (no sidewalk).....20 feet
- Side Yard (interior).....2 feet
- Street Side Yard (with sidewalk).....2 feet
- Street Side Yard (no sidewalk).....20 feet
- Rear Yard.....2 feet

B. Business Districts:

- All Yards.....No Requirement

C. Industrial Districts:

- All Yards.....No Requirement