

FENCE REQUIREMENTS

Plot plan is required for a fence permit. Plan is to show lot size, any buildings on the lot and their size, any other fences on the lot, and the locations of the proposed fence. Also need a picture of the fence or a description.

E. Fences. [Amended by Ord. No. 13-99; Ord. No. 4-21; Ord. No. 2-22] All fences in accordance with this ordinance may be erected upon the issuance of a permit, no fence shall obstruct or conflict with the vision triangle requirements set forth in this ordinance. Fencing requirements within the Planned Development District (PDD) shall be determined by the underlying zoning classification of the parcel in which the fence is proposed.

(1) Residential Districts:

(a) Location and Dimension: Fences shall not exceed (6) six feet in height in the rear and side yard and shall not exceed (4) four feet in height in the front yard.

(b) Materials: Fences shall be constructed with acceptable and durable materials such as treated or naturally resilient wood, stone, brick, vinyl panels, coated chain link, chain link, or other similar materials. Barbed wire and other similar hazardous materials are prohibited. The Community Development Manager or his/her designee shall approve the fencing location, dimensions, and material/design prior to the issuance of a permit and construction of such fence.

(2) Non-Residential Districts:

(a) Location and Dimension: Fences shall not exceed (6) six feet in height in the rear and side yard and shall not exceed (4) four feet in height in the front yard (unless otherwise required or allowed by this ordinance). If a fence or wall is required for screening purposes, the maximum fencing height shall be (1) one foot higher than the material, use, or activity being screened, or 10 feet tall; whichever is lower. Security fences are permitted adjacent to all property lines in all districts except residential districts but shall not exceed 10 feet in height. The Plan Commission shall determine, before the issuance of a permit, the opacity of security fences considering the need to screen materials or uses and any safety considerations.

(b) Materials: Fences shall be constructed with acceptable and durable materials such as treated or naturally resilient wood, stone, brick, vinyl panels, coated chain link, chain link, or other similar materials. Barbed wire and other similarly hazardous materials are prohibited unless as otherwise required by this ordinance or Plan Commission. The Community Development Manager or his/her designee shall approve the fencing location, dimensions, and material/design prior to the issuance of a permit and construction of such fence.

(3) General Standards: All fences shall comply with the following requirements.

(a) No fence or wall shall:

(ii) Be located closer than (2) two feet to any road right-of-way line (unless otherwise allowed by this ordinance); or,

(iii) Be erected within the vision triangle; or,

(iv) Unreasonably obstruct the use of or access to any adjacent parcel(s); or,

(v) Obstruct the free flow of surface water or cause damage to underground utilities.

(b) Fences in Street Yards (applicable to corner lots) may be permitted in the street yard but shall not exceed (6) feet in height and shall be a minimum 10 feet from the right-of-way. Alternatively, a fence (4) four feet in height or less may be permitted but shall be a minimum (2) two feet from the right-of-way.

(c) Fences shall be maintained in good structural condition and in a reasonably attractive manner as to not create a public nuisance. Rotten or broken components shall be replaced, repaired or removed. If the fencing has one finished or decorative side, the finished/decorative side shall face the adjacent property.

(d) Temporary Fencing may be erected in any zoning district if the fencing meets all the applicable setback and dimension standards for the district in which it is located. Temporary fences may include snow fencing, wood, wire, or other similar materials used on a seasonal basis or during construction projects. No temporary fencing shall be erected for longer than (6) six months and/or shall be removed upon the completion of the related project, whichever comes first.

(i) Fencing intended for the sole purposes of mitigating snow, leaves or other naturally generated debris shall be setback from the property line no less than (5) five feet as to not create a hazard or nuisance on adjacent roadways and properties.

(ii) Under reasonable circumstances the Community Development Manager or his/her designee may allow for temporary fencing to be erected for greater than (6) six months when not associated with an ongoing construction project.

F. Vision Triangle. [Amended by Ord. 2-22] Vision triangle is a triangular-shaped portion of land established at street intersections where nothing can be erected, placed, planted or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. The size of the vision triangle shall be determined by the table and figure with this section:

(1) The vision triangle requirements and distances shall be established by the street's classification (measured along right-of-way). In the instances of irregular or inconsistent road right-of-way dimensions or configuration, the measurement starting points shall be determined by the Community Development Manager or his/her designee.

(2) The Plan Commission may reduce the distance requirements based on sufficient vision area provided in the right-of-way.

