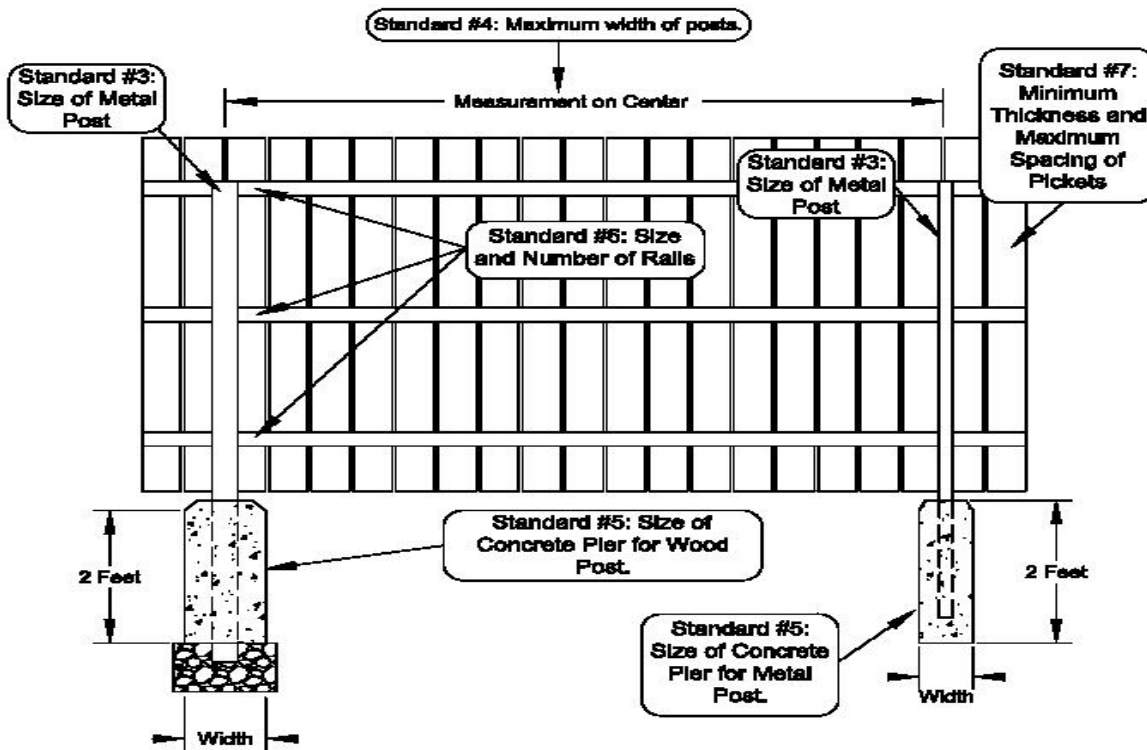




Fence Permit Submittal Requirements

1. Completed permit application to include:
 - a. Fence height
 - b. Fence material (i.e. wood, chain link, vinyl)
 - c. Fence style (i.e. privacy, split rail)
 - d. New fence or replacing existing fence
2. Site Plan to include:
 - a. Property lines
 - b. Streets and street names
 - c. Location of house on property
 - d. Front Yard designated
 - e. Location of proposed fence on the property

FENCE DESIGN STANDARDS DIAGRAM



(1) All materials shall be treated wood, or wood of natural resistance to decay, hot-dip galvanized steel, or plastic materials. Installation and durability standards for plastic fencing material shall meet all manufacturer's standards and specifications, which standards and specifications must also meet all requirements for approval of fence materials under the city's Building Code. All wood shall be construction grade 2 or better.

(2) Fence posts shall consist of one of the following for a five- to six and one-half-foot fence: Four-inch by four-inch wood post; or 17/8-inch diameter steel pipe with a wall thickness of 0.120 inches; or 17/8-inch square standard gauge steel pipe with a wall thickness of 0.120 inches. Fence posts shall consist of one of the following for a fence over six and one-half feet to eight feet: Four-inch by four-inch or four-inch by six-inch wood post, or 23/8-inch diameter steel pipe with a wall thickness of 0.130 inches; or 23/8-inch square standard gauge steel pipe with a wall thickness of 0.130 inches.

(3) Fence posts for a five- to six and one-half-foot fence shall be spaced a maximum of eight feet on center. Fence posts for a fence over six and one-half feet to eight feet shall be spaced a maximum of one of the following lengths: if a four-inch by six-inch wood post is used, the posts shall be spaced eight feet on center; or if a four-inch by four-inch wood post is used, the fence posts shall be spaced six feet on center; 23/8-inch diameter steel pipe or 23/8-inch square standard gauge steel pipe is to be spaced a maximum of eight feet on center.

(4) Four-inch by four-inch wood fence posts shall be set in a minimum ten-inch diameter concrete pier, extending a minimum of two feet deep. Steel posts shall be set in a minimum eight-inch diameter concrete pier, extending a minimum of two feet deep. Four-inch by six-inch wood fence posts shall be set in a minimum 12-inch diameter concrete pier, again extending a minimum of two feet deep.

(5) Any wooden stockade style fence five feet to six and one-half feet that is visually nontransparent shall have a minimum of three two-inch by four-inch rails. Any wooden stockade style fence over six and one-half feet to eight feet that is visually nontransparent will have a minimum of four two-inch by four-inch rails.

(6) Vertical wooden fence boards or pickets shall be a minimum of one inch in thickness and all pickets shall be spaced such that a sphere four inches in diameter cannot pass through.

Sec. 18-565. - Fencing regulations.

(a) *Fence standards.*

(1) Unless otherwise specifically provided for in this chapter, fences shall be constructed and maintained in accordance with the regulations in this section.

(2) All fences over 30 inches in height require a building permit.

(3) A person shall not erect or maintain a fence more than six feet above grade, except along an arterial street or regional thoroughfare where a fence may be up to eight feet above grade. In residential districts, a fence may not exceed four feet above grade when located in the required primary front yard.

(4) The board may permit a fence height different from these standards during the development permit review process when the board finds:

a. A different standard is necessary to achieve the purposes of the fence due to identifiable conditions of the site or the use; and

b. A different standard will not adversely affect neighboring properties.

(5) In the event a development permit is approved with a fence height different from the standards in this section, the standards established in the development permit review process shall control. All perimeter fences shall be not less than six feet in height.

(6) A fence may not be located within a floodplain easement without prior written approval by the agencies having interest in the easement.

(7) A person shall not use electrified or barbed wire for fencing unless:

a. The barbed wire is six feet or more above grade;

b. The barbed wire does not project beyond the property line; and

c. The fence is in a nonresidential district; or

d. The electrified or barbed wire is necessary for an agricultural use or agriculturally related use and approved in the development permit process.

(8) Fences constructed of chicken wire, wafer or particle board, or plywood are prohibited along any property line or in any required building setback where visible from a public street. Fences constructed of plastic netting or any types of plastic mesh are prohibited, except in connection with ongoing construction projects, street maintenance, or traffic and pedestrian control.

(9) A person shall not construct or maintain more than one fence of any type parallel to or generally following a property line unless the fences are at least five feet apart.

(10) Fences surrounding a private outdoor patio or deck area located at the ground level of any single-family attached residential unit shall be a minimum of 15 feet from any other wall or fence surrounding a private outdoor patio or deck area attached to any unit within another row or attached cluster of units.

(b) *Minimum structural standards for any fence 30 inches to eight feet in height.* All measurements for fence materials are nominal measurements in accordance with generally accepted industry standards. Any masonry or concrete fence shall be reviewed by the city and constructed in accordance with the city's Building Code.

(c) Maintenance standards for any fence more than 30 inches in height parallel to public streets, public alley ways, public rights-of-way, public trail easements or public trail tracts; provided, however, this subsection shall not apply to fences between private property boundaries.

(1) Any fence that is out of plumb by more than one inch per foot of height, not to exceed six inches out of plumb, or does not meet the wind load standards of the city's Building Code shall

be repaired with similar material, removed entirely unless the fence is required by the development permit, or replaced.

a. Any span of fence that has a gap created as a result of more than one missing or broken picket or chain-link that was a component of the original design of the fence shall be repaired with similar material, removed entirely unless the fence is required by a development permit, or replaced; or

b. Any rail or post of the fence that was a component of the original design of the fence, missing or broken, shall be repaired with similar material or replaced.

(2) When existing double-sided fences parallel to arterial streets or regional thoroughfares are to be repaired or replaced, the repair or replacement shall be with a double-sided fence unless otherwise approved through a development permit.

(3) All fence repairs or replacement shall be in accordance with this Section 18-565 concerning fence standards.

(4) All repairs, removal or replacement of a fence shall be at the expense and responsibility of the owner or occupant of the property on which the fence is erected.

(5) Enforcement and abatement procedures shall be in accordance with Section 18-4

(d) Requirements for fences adjacent to collector streets, arterial streets and regional thoroughfares.

(1) The city may require that fences adjacent to collector streets, arterial streets or regional thoroughfares shall be constructed by the developer based upon traffic volume, noise, screening, existing streetscape and land use.

a. If a fence is required to be installed, the developer will install the fence at the time of the construction of an adjacent collector street, arterial street or regional thoroughfare, or before a building permit is issued for a lot, whichever occurs first.

b. Fences shall be constructed in conformance with an approved development permit.

c. Wooden fences constructed in new developments parallel to arterial streets or regional thoroughfares shall be double-sided and have a minimum one-inch by four-inch horizontal fascia board at the top of the fence.

d. Any wooden fence constructed in new developments parallel to arterial streets or regional thoroughfares shall be at least six feet high and have masonry columns. A fence post shall be located at the intersection of each property line.

e. If a fence is single-sided and has exposed framing, the exposed framing side shall face the interior yard.

f. The design and materials used for fencing will be specifically approved through a development permit process.

(2) Any repair or replacement of a portion of an existing fence that is adjacent to a collector street, arterial street, or regional thoroughfare shall be in accordance with the original design. For the purposes of this subsection, the term "original design" includes, but is not limited to fence height, style, and similar color palette. Any repair or replacement of a fence along a property line adjacent to a collector street, arterial street, or regional thoroughfare may be of any approved material as specified in Section 18-565(b). The replacement of an existing fence that is adjacent to a collector street, arterial street or regional thoroughfare for at least the distance of one block, as defined by Section 18-901 of the City Code, may be changed from the original design and materials if a minor development permit is granted.

(e) Application of height restriction to capital improvement projects for sound walls and fences. Height restrictions set forth in this section shall not apply to city financed or constructed public improvement projects for sound walls or fencing. The city's determination of the height for any sound wall or fence shall be in accordance with building standards and specifications and other engineering criteria recognized by the city.