ARTICLE VIII. - FENCES

Sec. 18-276. - Compliance with article.

It shall be unlawful for any person to erect or cause to be erected any fence on any property within the city, except as provided in this article.

(Ord. No. 97-38, § 2 (5-12), 6-10-1997)

Sec. 18-277. - Prohibited fences.

(a) No hazardous type fence that can cause injuries will be permitted to be erected or maintained within the city such as barbed wire and electric fences and fences and walls with spikes, broken glass or other sharp points. Chainlink mesh woven fences must be installed with the knuckled end up and the barbed end down.

(b) As an exception to subsection (a) of this section, if the Community Development Director determines that the area or object protected by a fence is of a greater hazard than that posed by a fence topped with barbed wire, the barbed wire may be permitted.

(Ord. No. 97-38, § 2 (5-12.1), 6-10-1997)

Sec. 18-278. - Height.

(a) The height of a fence shall be measured from the existing grade level of the property to the highest-most points located on the fence. Alterations to the existing grade preceding an addition of a fence for the purpose of altering the height of the fence shall not be permitted.

(b) The maximum allowed height of a fence in a residential district shall be 6½ feet. In multifamily districts, the maximum height shall be 8½ feet.

(c) The maximum allowed height of a fence in a manufacturing district shall be 10½ feet.

(d) The maximum allowed height of a fence in a commercial district shall be 8½ feet.

(Ord. No. 97-38, § 2 (5-12.2), 6-10-1997)

Sec. 18-279. - Permit required.

No person shall erect or cause to be erected a fence higher than 42 inches without having first obtained a permit. The application for a fence permit shall be accompanied by such information as deemed appropriate by the Community Development Director and a plat of survey with the proposed location of the fence accurately marked thereon.

(Ord. No. 97-38, § 2 (5-12.3), 6-10-1997)

Sec. 18-280. - Location in front yard and on corner lots.

No fence shall be constructed in a front yard past the front building line. On corner lots, no fence shall be erected beyond the building line on either side abutting a street.

(Ord. No. 97-38, § 2 (5-12.4), 6-10-1997)

Sec. 18-281. - Construction.

Every fence shall be designed and constructed to resist and withstand a wind pressure from any angle of approach of not less than 20 pounds per square foot of the gross projected area of the fence, less openings. All posts, anchors and bracings of wood or other organic materials shall be treated to protect them from deteriorating when they rest upon or enter into the ground. All fences shall be maintained in good condition and shall not create a rat harborage. Fences that are leaning in such manner that an angle of 15 degrees or greater is produced when measured from the vertical are dangerous and shall be unlawful.

(Ord. No. 97-38, § 2 (5-12.5), 6-10-1997)

Sec. 18-282. - Obstructing drainage.

No fence and/or appurtenance shall impede or alter the natural surface water drainage.

(Ord. No. 97-38, § 2 (5-12.6), 6-10-1997)

Sec. 18-283. - Variations.

Any variation request to the height, location or orientation requirements of this article shall be brought before the zoning board of appeals, as per all legal requirements of chapter 122 of this Code.

(Ord. No. 97-38, § 2 (5-12.7), 6-10-1997)

Sec. 18-284. - Fence posts.

All fences shall be installed and constructed so that all fence posts and supports for the fence shall be located on the installer's property and on the installer's side of the fence, with the finished side of the fence facing the neighboring property.

(Ord. No. 97-38, § 2 (5-12.8), 6-10-1997)

Secs. 18-285—18-310. - Reserved.