

NOTE: If property lines are in dispute, contact a surveyor.

Fences

Fences may be built on private property, as long as they meet certain height and setback requirements. A building permit is not required when constructing fence six feet or less in height. A building permit is required when building a fence taller than six feet in height. Fence height is measured from the grade level immediately under the fence. Posts, trellis', lattice and any other material placed on top of the fence is considered to be part of the fence when measuring the overall height. Retaining walls and fences on top of retaining walls are measured from the ground level on the higher side of the retaining wall.

1. Fences within the vision clearance area described in section 10-11-4 of the zoning ordinance, shall not exceed three feet (3') in height and shall not create an obstruction to the vision of drivers.
2. Outside of the vision clearance area, fences are limited to a maximum of six feet (6') in height, except that fences and walls, railings or mature hedges shall not exceed four feet (4') in height within the required front yard or side yard along a flanking street.

Vision Clearance

A vision clearance area shall be an area that is roughly triangular in shape that is established at the intersection of a street, alley, or driveway. It is measured along right of way or property lines, according to the following requirements:

A. Residential Districts:

In a residential district, the minimum distance shall be thirty feet (30'), or at intersections including an alley or driveway, ten feet (10'), measured from the point of intersection.

B. Other Districts:

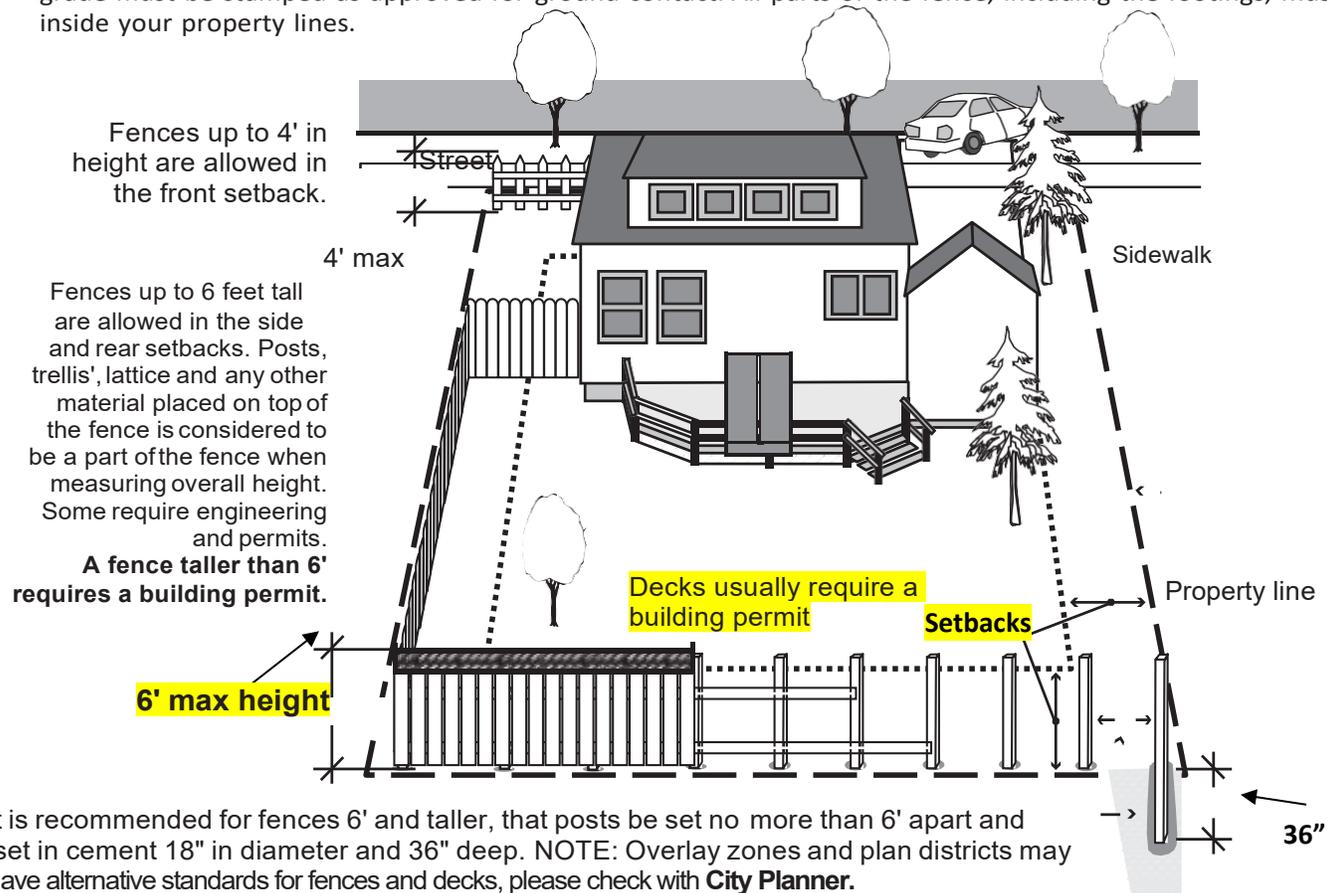
In commercial and industrial districts, the minimum distance shall be fifteen feet (15'), or ten feet (10') if the intersection includes an alley or driveway. (Ord. 688, 6-15-1999)

C. Access to Public Right-Of-Way:

Access to the public right-of-way (public or private driveway) shall not be located within the vision clearance area of an intersection, unless there is no other alternative for access to a site. (Ord. 710, 5-7-2002)

Construction requirements for fences

Any part of a wood fence that touches concrete or that is within six inches of the ground must be pressure treated wood or wood that is naturally resistant to decay, such as cedar or redwood. Pressure treated wood installed below grade must be stamped as approved for ground contact. All parts of the fence, including the footings, must remain inside your property lines.

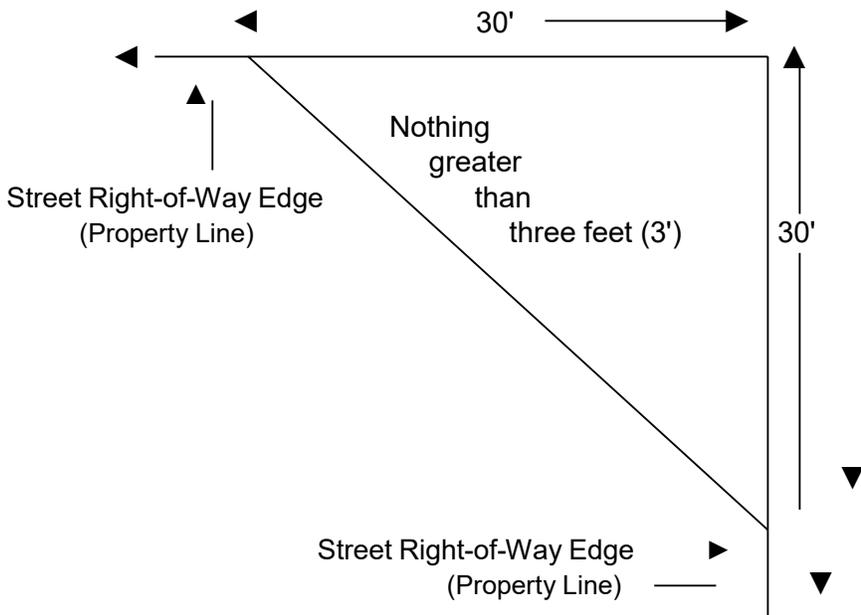


Vision Clearance

What is a Vision Clearance Triangle?

A triangular area on a lot which abuts two streets, a street and an alley, driveway or other roadway. Distance is measured from the corner which intersects the property and aforementioned roadway.

Residential:



Alleys:

