

**§ 180-99.2. Fence regulations. [Added 5-14-1990 by Ord. No. 1521-90; amended 6-13-2011 by Ord. No. 18-2011]**

- A. Fences higher than six feet in height in residential zones are prohibited, except in those limited instances that meet all of the requirements of Subsection D.
- B. Definitions. As used in this section, the following terms shall have the meanings indicated:

FENCE — An artificially constructed barrier of wood, masonry, stone, wire, metal or any other manufactured material or combination of materials.
- C. All permitted fences shall be situated on a lot in such a manner that the finished side of such fence shall face adjacent properties. No fence shall be erected of barbed wire, topped with metal spikes or constructed of any material or in any manner which may be dangerous to persons or animals, except that these provisions shall not apply to farms, and except further that fences permitted for commercial, industrial or public utility uses may be topped by a barbed-wire protective barrier if such fence is a minimum of six feet in height. No fence shall be permitted to alter or impede the natural flow of water in any stream, creek, drainage swale or ditch. In addition, all fences on corner or reverse-frontage lots shall meet the requirements in §§ 180-87 and 180-92.
- D. On any lot in any residential district, other than a lot used for institutional or public utility purposes, no wall or fence shall be erected or altered so that such wall or fence is over three feet in height in front yard areas and six feet in height in rear and side yard areas, except that tennis courts may be surrounded by a nonopaque fence, a maximum of twelve feet in height. Said fence may not be located within the required building setback requirements.
- E. A private residential swimming pool area shall be surrounded by a fence at least four feet in height but no more than six feet in height and shall not be located within the required front yard setback area.

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**§ 180-87. Obstruction of vision at street intersections.**

No hedge, tree, evergreen shrub, bush, fence or other planting or structure shall be located on any corner lot in such manner as to cause a danger to traffic on a public street, road or avenue by obstructing the vision of persons operating vehicles on said public ways; and all hedges, trees, evergreen shrubs, bushes, fences or other plantings or structures which, on the effective date of this chapter, are so located on corner lots as to cause said danger to traffic shall be cut, trimmed, removed or altered within five days next after notice from the Zoning Officer in such manner and to such extent that said danger to traffic shall be eliminated.

**§ 180-92. Reverse-frontage setback requirements [Amended 6-8-1981 by Ord. No. 1087; 2-27-1989 by Ord. No. 1462; 11-13-2000 by Ord. No. 1935-00]**

In every case where reverse-frontage lots are provided, the following requirements shall apply, except as modified along major thoroughfares as referenced in §§ 180-9C, 180-9E, 180-12C and 180-12E of this chapter:

- A. No dwelling unit shall be constructed on a reverse-frontage lot within 75 feet of the rear of such lot; provided, however, that in the case of a corner lot, such distance may be reduced to 50 feet.
- B. No accessory buildings or accessory structures, including fences, shall be constructed on a reverse-frontage lot within 25 feet of the rear property line.
- C. A planting area at least 20 feet in depth at the rear of each reverse-frontage lot shall be provided in accordance with § 158-17B(3)(b) and (c) of the Land Subdivision and Development Ordinance.<sup>1</sup> Landscaping shall be planted on an earth berm at least five feet high and having a slope of no greater than 40%. The height of the berm can be reduced as follows:
  - (1) At least a four-foot-high berm is required if the setback of the dwelling unit is increased to 100 feet and the setback of accessory buildings and accessory structures is increased to 35 feet.
  - (2) At least a three-foot-high berm is required if the setback of the dwelling unit is increased to 125 feet and the setback of accessory buildings and accessory structures is increased to 45 feet.
- D. The rear of a reverse frontage lot shall be that portion of the lot which abuts the primary road.

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1. Editor's Note: See Ch. 158, Subdivision of Land.