(I) Open porches, platforms, and carports that do not extend above the first floor of the building shall not project more than ten (10) feet into any yard provide that said projection shall be at least ten (10) feet from the rear or front lot line, three (3) feet from the side lot line on interior lots and five (5) feet from the side lot line adjacent to the street on corner lots. (Ord. 3414)

Sec. 42-210.6. Permitted In Any Yard, Except Front Yards:

(a) A child’s playhouse;

(b) Recreational equipment and clotheslines; and

(c) Fences not exceeding seven (7) feet in height and which comply with the provisions of this Article. (Ord. 3414)

Sec. 42-211. Vision Obstruction Restrictions- Purpose.

The following Section is intended to establish regulations governing the placement of natural or man-made obstructions to vision. (Ord. 3414)

Sec. 42-211.1. Obstructions in Required Yards.

(a) On any lot where a front yard is required or corner lot, no building, wall, fence or other structure shall be constructed and no hedge, tree, shrub, or other growth or object of any kind shall be maintained in such location within the yard so as to obstruct the view of pedestrians and motorists, as determined by the City Engineer.

(b) Open fences not exceeding fifty (50) percent screening and four (4) feet in height above yard grade shall be permitted,

(c) Hedges, shrubbery, flowers or other similar vegetation planted to form a continuous line of growth shall not exceed a height of four (4) feet. (Ord. 3414)

Sec. 42-212 to 42-213. Reserved.

Sec. 42-214. Noncommercial, Not-For-Profit Neighborhood Facilities - Purpose.

The purpose of these requirements is to provide opportunities for necessary and desirable noncommercial, not-for-profit neighborhood facilities while minimizing possible adverse impacts of such facilities on the surrounding neighborhood. (Ord. 3414)

Sec. 42-214.1. Standards.

(a) The proposed structure(s) shall not be located within any front or rear yards required by this Article or within ten (10) feet of the property line adjacent to the side yards of the lot on which the structures are located. Swimming pool pump and filter operations

(Revised 4/01)
Section 42-227.1: Location and Height
The following shall be required in addition to any required landscaping or buffer-yard:

a) Off-street parking area

1) Where an open off-street parking area for a multi-family residential use contains five (5) or more off-street parking spaces and is adjacent to a R-1 or R-2 District, screening of not less than four (4) feet in height and meeting the requirements of Section 42-211, Vision Obstruction Restrictions, shall be erected separating the off-street parking area from the adjacent residential district. No screening is required for parking spaces fronting a public right-of-way, except as required under Section 42-230.5 (2).

2) Where an open off-street parking area for a nonresidential use is in or adjacent to any residential district, screening of not less than four (4) feet in height and meeting the requirements of Section 42-211, Vision Obstruction Restrictions, shall be erected separating the parking area from the adjacent residential district. No screening is required for parking spaces fronting a public right-of-way, except as required under Section 42-230.5 (2) or if a buffer-yard is required under Section 42230.6.

(b) Consolidated refuse storage areas, for all uses other than single family and two-family dwellings, visible from the adjacent property lines shall be visually screened by a solid fence or wall, not less than the height of the refuse storage containers, on all sides except the side used to refuse pick-up service. (Ord. 3414)

c) Maximum fence height in areas zoned for residential use or in the C-O (Office District) and CC (Center City District) shall be limited to eight (8) feet, except as provided in Section 42-211.1.

d) Maximum fence height in areas zoned for residential use or in the C-2 (General Retail District), C-3 (Highway Commercial District) and CC (Center City District) shall be limited to seven (7) feet, except as provided in Section 42-211.1.

e) Fence height restrictions do not generally apply in areas zoned for M-1 (Light Manufacturing District) and M-2 (Heavy Manufacturing District). However, fence height shall be limited to eight (8) feet, except as provided in Section 42-211.1, when such lots or tracts abut property zoned for residential use and where the fence height and location would adversely affect sight distance at intersections.

Section 42-227.2: Screening and Fencing Standards

a) Property owners may elect to use permanent material such as wood, chain link, stone, brick, decorative wrought iron, concrete block or other materials that are similar in durability to satisfy screening and fencing requirements.

b) A landscaped earthen berm having side slopes with at least two (2) feet of horizontal distance for each foot of height may be used to satisfy screening requirements.

c) An evergreen hedge may be used if the shrubs or trees measure at least two-thirds (2/3) of the minimum required height when planted and form a continuous, solid, visual screen. (Ord 3414)

d) Property owners may not use the following materials for fencing:

- Cast-off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.

- Plywood less than five-eighths (5/8) inches thick and/or plywood not of a grade approved for exterior use, particle board, paper, visqueen plastic, plastic tarp, or sheet metal;

- Electrified fencing, barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury shall be prohibited, unless used in an RR (Rural Residential District), commercial or manufacturing zoning district if approved for use by the Codes Administrator.

- All wooden fencing shall be installed finished-side facing out to any adjoining lot or street

No provision of this ordinance shall be construed as granting a right for a property owner to erect a fence or wall on a public easement for any purpose.

Section 42-227.3: Maintenance

Property owners shall be responsible for maintaining the required screening materials in a neat and orderly manner at all times. Plant materials which die shall be replaced with healthy plant materials of similar variety and meeting the size requirements of this Section. (Ord. 3414)

Section 42-227.4: Additional Screening and Fencing

The City may require screening and fencing of outside storage and display areas in nonresidential districts in addition to or in lieu of the requirements of this Article. The screening or fencing shall be of adequate height to effectively mask the specified area, but in no instance shall the screening or fencing be above seven (7) feet in height. (Ord. 3414)