

ORDINANCES

Developer Screening Requirements

For Subdivisions Platted after December 17, 1999

Section 8.06 Fences Required

- A. Applicability.** The developer of all single-family detached, single-family attached, and two-family residential development with a preliminary plat approved after adoption of this section shall be required to construct a continuous screening fence along all lots platted where the rear and/or side yards are adjacent to a freeway, strategic regional arterial, major arterial, minor arterial, or major collector as identified on the City's Thoroughfare Development Plan. The developer shall construct these fences at his sole expense in accordance with the standards set forth below.
- B. Standards.** It is intended that all fences erected pursuant to this section be constructed in such a manner to last thirty (30) years with minimal maintenance required during said period. As such, all fences required by this section shall conform to the following minimum standards:
1. The Building Inspections Division shall approve structural plans and specifications for fences and foundations. Such plans and specifications are to be submitted at the same time as construction plans for other subdivision infrastructure improvements are required. Said plans and specifications shall be prepared and sealed by a registered landscape architect, architect, or engineer and shall consider the site's soil characteristics, wind loadings, and other environmental considerations.
 2. Fences shall be constructed of the following materials: brick, stone, reinforced concrete products, or other materials approved by the Building Official that have a projected life expectancy of 30 years or more and are resistant to sunlight and moisture. Materials such as vinyl, polyvinylchloride (PVC), or fiberglass shall be specifically designed as fencing to be approved. Ordinary wood or sheet metal products cannot be used in any component of the fence. Wood posts cannot be used. Ornamental tubing made of metal or material listed above can be used or other cement materials approved by the Building Inspection Division.
 3. Fences shall be located on or within the property line. Fences may be in an offset configuration as long as there is no encroachment into the right-of-way.
 4. Fences shall be a minimum of six feet and a maximum of eight feet in height. The materials, color, and design of fences shall be uniform within an approved preliminary plat unless otherwise approved by the Community Development and Planning Department.
 5. All fences shall be placed at least nine (9) feet from any existing or proposed City water line. Where necessary to comply with the foregoing, the developer shall be required to provide up to an additional nine (9) feet of right-of-way.
 6. All fences required herein shall be placed on or within private property and outside of the public right-of-way.
- C. Miscellaneous Provisions**
1. A plat note describing the location of the proposed fence shall be included on the preliminary plat and the final plat.
 2. A fence schematic shall be provided along with the final plat.
 3. Detail plans for fences shall be provided along with other construction plans for subdivision improvements.

- 4 Fences shall conform to the requirements of the Ordinances of the City governing the sight distance for traffic safety.
 5. Prior to the City's issuance of a final building inspection for residential occupancy, the developer must complete all fences required herein. Fences are permitted to be developed in phases as they are final platted.
- D. Property Owner to Maintain Fence.** It shall be the responsibility of any person, firm, corporation, or other entity who shall own or occupy any lot or lots on which a fence was constructed pursuant to the terms of this section to adequately maintain the fence and to prevent it from becoming dilapidated or unsightly.