

Section 4.050 CLEAR VISION AREAS AND FENCES

A clear vision area shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad.

1. A clear vision area shall consist of a triangular area in all zones, two sides of which are street lot lines and the third side of which is a line across the corner of the lot connecting the ends of the other two sides. The length of the two sides of the clear vision area shall be twenty feet (20') from the intersection of the two street lot lines, or ten feet (10') at intersection which includes an alley.
2. A clear vision area shall contain no planting, fence, wall structure, or temporary or permanent obstruction exceeding three feet (3') in height, measured from the top of the curb, or where no curb exists, from the established street center line grade. Trees exceeding this height may be located in the area provided all branches and foliage are removed to a height of eight feet (8') above the grade. An open wire fence may have a maximum height of six feet (6') in the clear vision area.
3. Weeds, grass, shrubs, trees, paper material, or any other form of obstruction adhering to or adjacent to the fence, which denies clear vision, is a violation of the open wire fence ordinance in a clear vision area.

Section 4.051 Fence Requirements: In all zones, fences shall be governed by the following requirements:

1. Maximum height of fences in residential zones within the required yard area shall be six feet (6') on the side and rear yards. Maximum height of fences within the required front yard setback area shall be three feet (3'). Open wire fences may have a maximum height of six feet (6').
2. In commercial zones, fence heights greater than six feet (6') may be allowed by the Planning Commission where it is shown that a valid need exists.
3. Barbed wire fences shall not be allowed except for special uses such as vandal proofing top sections in utility substations or storage yards, livestock fencing in an EFU zone, and similar uses as may be determined by the Planning Commission.
4. Fences shall be constructed of lumber, metal, or other standard fencing materials and shall be of conventional design unless it is determined by the Planning Commission that an alternative design is deemed acceptable.
5. Fence height shall be measured from ground level surrounding the fence, except in a clear vision area where the fence shall be measured from the adjoining average street grade. The foregoing provision on clear vision areas shall not apply in places where the contour of the ground is such that there can be no cross visibility at the intersection.
6. Plantings, hedges, and trees in the required yard area used as a fence or wind break may be higher than the allowed limits in the rear or side yard provided they do not block sunlight, encroach on adjoining property, obstruct the view or create a safety hazard to adjoining property.
 - A. When a complaint is filed with the City Code Enforcement Officer concerning the height of a planting screen, the Code Enforcement Officer shall inspect the property and submit a report to the Planning Commission which shall rule on the applicability of this Section.