

1. The required yard setbacks of the applicable abutting Zoning District.
2. Adequate parking areas and access drives.
3. Landscaping and screening plan to safeguard adjacent residential uses.
4. A residential appearance for the proposed building in keeping with the character of the adjacent neighborhood.

3.10 FENCES

The erection, construction or alteration of any fence shall conform to the requirements of the applicable Zoning district.

3.10.1 Unless specifically provided for elsewhere in this Ordinance, in all residential zones, a solid-type fence may not exceed a height of three (3) feet and an open type fence

may not exceed a height of four (4) feet within the front setback area. No fence may exceed a height of six (6) feet in any other area. The finished side of the fence must be oriented to the closed property line. Fences constructed with alternating boards on opposite sides of the fence are determined to be finished on both sides.

3.10.2 It shall be unlawful to construct any fence in any public right-of-way, floodway - easement, drainage - easement, storm sewer - easement or sanitary sewer easement. See special condition provisions of the Stormwater Management Ordinance C.O. #9-84 Section 25.176(B).

3.10.3 No fence shall be erected on any corner lot or parcel, which will in the opinion of the Building Inspector, obstruct the view of a vehicle driver approaching the intersection. Fences in the street-side yard of a corner lot may be erected to the side lot line but may not exceed a height of three (3) feet if solid, or four (4) feet if an open-type fence. Fences above this height must be set back at least seventeen (17) feet from the side lot line.

3.10.4 Barbed wire fences are prohibited in all zoning districts except the A-1 districts; however barbed wire strands may be used to enclose storage areas or other similar industrial and commercial uses within industrial and commercial zoning districts. The strands shall be restricted to the uppermost portion of the fence, which shall be setback at least ten (10) feet from the public right-of-way or perimeter property line abutting a residential or agricultural district and shall not extend lower than a height of six (6) feet from the nearest ground level.

3.10.5 It shall be unlawful to install, construct or maintain an electric fence in any zoning district.

3.11 WALLS

Required walls shall be located on the property line provided they do not encroach upon any floodway, drainage, storm sewer or sanitary sewer easement. Except as otherwise required in this Ordinance, required walls may be constructed to a height of up to six (6) feet.

3.12 GREENBELTS AND PROTECTIVE SCREENING

No plantings shall be established or maintained on any corner lot which will obstruct the view of a vehicle driver approaching the intersection. Such unobstructed corner shall mean a triangular area formed by the street property lines and a line connected them at points twenty-five (25) feet from the intersection of the street lines or in the case of a rounded