

within an appropriate permanent easement. All common lines shall meet City construction standards, regardless of whether they are intended to be dedicated. These common lines shall also be maintained under the provisions of Subsection E(12), Common maintenance.

**ARTICLE VII  
Supplementary District Regulations**

**§ 300-24. Visibility at intersections.**

On a corner lot in all districts, except the CB and CB1 Districts, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to block vision between a height of three feet and 10 feet from grade within the triangular area established by the placement of two intersecting lines 25 feet in length along each cartway edge or curbline, excluding bulbouts, which are then connected by a third line forming the triangle. Where a building already exists in this twenty-five-foot sight triangle area, nothing obstructing vision shall be placed within that sight triangle created by existing walls and porches.

**§ 300-25. Fences, walls and hedges.**

Notwithstanding other provisions of this chapter, fences, walls, and hedges may be permitted in any required yard or permitted building area, subject to the following maximum height restrictions, provided that no conflict with § 300-24, Visibility at intersections, shall occur; no obstruction of visibility at driveway openings shall occur within the sight triangle created by the intersecting lines of the driveway and property line and a line joining points along each line five feet from the point of intersection; any existing fence within five feet of the proposed new fence shall be removed prior to the erection of a new fence; the finished side of the fence shall face the adjoining property or a public right-of-way; and fences and walls shall not be constructed from scrap metal, sheet metal, junk or sheets of plywood and shall be uniform in construction materials and design. See also § 300-42I, which may require a larger sight triangle for a parking lot.

**Maximum Height of Fences, Walls and Hedges**

<b>Height Limitations Measured from Grade</b>	<b>Residential Districts</b>	<b>Nonresidential Districts</b>
	<b>MU (feet)</b>	<b>C1, C2, C3, CB, CB1, CM, SM, DF, HC, CO (feet)</b>
<b>Residential property</b>		
<b>Fences and walls</b>		
Minimum front yard	4***	4***
Secondary front yard*	6	6
Side and rear yard	6	6
Permitted building area	6	6

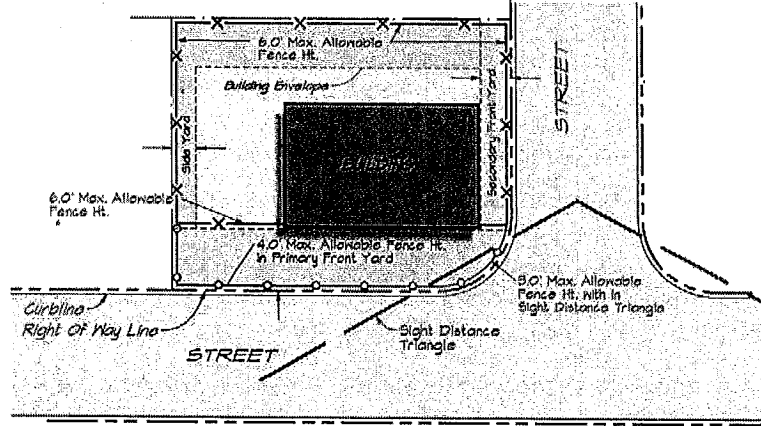
**Maximum Height of Fences, Walls and Hedges**

<b>Height Limitations Measured from Grade</b>	<b>Residential Districts</b>	<b>Nonresidential Districts</b>
	<b>R1, R2, R3, R4, RO, MU (feet)</b>	<b>C1, C2, C3, CB, CB1, CM, SM, DF, HC, CO (feet)</b>
<b>Hedges</b>		
Front yard	4	4
Secondary front yard*	6	6
Side and rear yard	6	6
Permitted building area	6	6
<b>Commercial, institutional, cultural and recreational property</b>		
<b>Fences and walls</b>		
Front yard	4***	4***
Secondary front yard*	6	6
Side and rear yard	6	6**
Permitted building area	6	6**
<b>Hedges</b>		
Front yard	4	4
Secondary front yard*	6	6
Side and rear yard	6	6**
Permitted building area	6	6**
<b>Transportation, communication, utility, manufacturing and industrial property</b>		
<b>Fences and walls</b>		
Front yard	4	6
Secondary front yard*	6	6
Side and rear yard	6	8**
Permitted building area	6	—
<b>Hedges</b>		
Front yard	4	6
Secondary front yard*	6	6
Side and rear yard	6	8**
Permitted building area	6	—

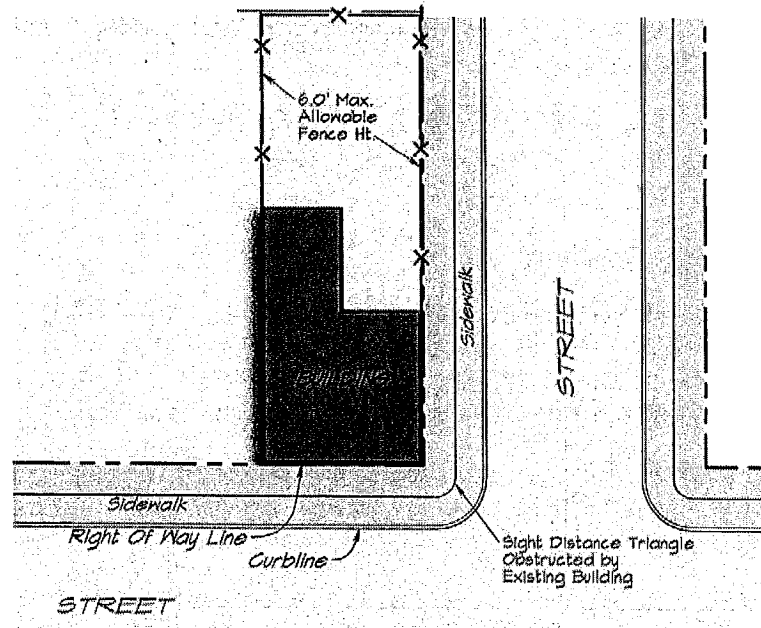
NOTES:

- \* On corner lots, the maximum height of a fence or hedge within the minimum front yard shall not exceed four feet. In portions of the secondary front yard that are not in the minimum front yard and are not within the required sight triangle under § 300-24, a fence or hedge shall not exceed six feet in height.

RESIDENTIAL CORNER LOT - MAXIMUM FENCE HEIGHTS



RESIDENTIAL CORNER LOT - MAXIMUM FENCE HEIGHTS



- \*\* Special exception approval is required to increase the height of a fence or hedge up to two feet above maximum. A wall over maximum height and a fence or hedge over this special exception maximum height shall require a variance. Retaining walls that are necessary for structural engineering reasons are not subject to height limitations.
- \*\*\* A fence on a residential lot in a minimum front yard shall be mostly open in construction, such as a split rail, picket or chain link fence, as opposed to a mostly solid fence.