

SECTION 26-IV-4. Fences

(F) Fences to be Required in Certain Areas: Site-obscuring fences shall be required along the boundary line in the following cases:

(1) Commercial and Industrial Developments:

- a. On all Commercial and Industrial developments, in areas zoned accordingly, having a common lot line with property used for residential purposes shall require the construction of a 6-foot high sight-obscuring masonry fence; or
- b. On residential developments having a common lot line with property used for Commercial or Industrial purposes shall require the construction of a 6-foot high sightobscuring fence.

(2) Apartments: Any lot with four (4) or more dwelling units and having a common lot line with:

- a. property used for less-dense residential purposes; or
- b. vacant property that is presently zoned for less-dense use, shall require the construction of a 6-foot high site obscuring fence.
- c. Said fence shall be reduced to thirty (30) inches in height inside the front yard setback area of the residential property.

(3) Conditional Uses: In the case of a commercial development permitted by conditional use in a residential neighborhood, fencing may be addressed by written agreement between adjoining property owners. Said agreement shall be submitted to the Planning Commission and City Council for approval and be part of the Conditional Use Permit.