

F. Structural Requirements:

6. Fence Restrictions: Fences and walls shall only be constructed after first obtaining a building permit subject to the standards of this section.

a. Site Plan Submittal: As part of the site plan review process, a fencing plan shall be submitted which shall show:

(1) Any specific subdivision approval conditions regarding fencing.

(2) Material specifications and illustrations necessary to determine compliance with specific approval limitations and the standards of this section.

b. Field Fencing Of Designated Undevelopable Areas: Fencing on areas identified as undevelopable areas or transitional areas on any subdivision granted preliminary approval by the planning commission after December 6, 1994, or any lot previously platted which identifies undevelopable areas or transitional areas shall be limited to the following standards:

(1) Low visibility see through fencing shall consist of flat black colored steel "T" posts and not more than four (4) strands of nonbarbed steel wire, strung at even vertical spacing between such "T" post, and erected to a height of not more than forty two inches (42") above the natural ground surface.

(2) When fencing lot boundary lines, vegetation or native brush shall not be cleared so as to create a visible demarcation from off site.

(3) The existing surface of the ground shall not be changed by grading activities when erecting boundary fences.

(4) Fence materials and designs must not create a hazard for big game wildlife species.

(5) No field fencing shall be erected in conflict with pedestrian easements dedicated to Mapleton City.

c. Buildable Area Fencing: Fencing on any portion of a lot identified as buildable area or required side yard on any subdivision granted preliminary approval by the planning commission after December 6, 1994, or any lot previously platted which identifies undevelopable area or transitional areas shall be limited to the following standards:

(1) Open, see through fencing constructed of tubular steel, wrought iron or similar materials, finished with a flat black, nonreflective finish constructed to a height of six feet (6') or less; or

(2) Sight obscuring or privacy type fencing shall be of earth tone colors, or similar materials to the primary dwelling, and located in a way which screens private outdoor living spaces from off site view. (Ord. 2003-04, 2-5-2003, eff. 3-5-2003)