

15-06-02 General Non-Residential Development Standards

F. Screening at Boundaries of Residential Districts.

1. For commercial and industrial developments abutting residential districts (except recognizable holding zones for future commercial or industrial development), an opaque fence shall be installed and maintained along lot lines that coincide with those zoning boundaries, other than streets, where the premises abuts a residential district.
2. The opaque fence shall be a minimum of six (6) feet in height but not more than eight (8) feet. A lower height fence may be required adjacent to a front property line for sight distance and traffic safety. Walls above 6 feet shall first be reviewed and approved by the Planning Commission during Site Plan Review.
3. Where there is a difference in elevation on opposite sides of the fence, the height of the required fence shall be measured from the highest elevation.
4. The opaque fence shall consist of one of the following:
 - a. Walls. Construction materials shall be brick or colored block masonry. Other masonry material shall require Planning Commission approval.
 - b. Under special conditions where it has been determined that the development may create unique impacts on an adjoining residential district, such as in the case of hillside developments or developments adjacent to dedicated open space, the Planning Commission shall review and may approve or deny other methods of screening such as bermed landscaping, open construction or other types of screening, and also screen height and placement of screening.