

23.4 Miscellaneous Development Regulations

23.4.1 Fences and Nonresidential Trash Receptacles:

No fence, screening wall or fence type structure shall be erected, placed, or altered in any district unless such fence, wall, or structure is permitted by the City and is in conformance with the following standards:

- (a) No fence or wall other than a decorative fence not exceeding three (3') foot in height above the curb grade shall be allowed in the required front yard in any district.
- (b) No fence shall exceed eight feet (8') in height above the adjacent grade.
- (c) Fences shall be constructed of masonry, wood (with metal schedule 40 support post), wrought iron or vinyl materials and shall be aesthetically consistent with buildings and fences in the area (chain link fences including vinyl coated are not allowed in residential districts.)
- (d) Residential areas are required to install masonry (min 50%) screening wall for areas that back-up to major city roads or to FM 1187 or FM 5.
- (e) Downtown (DB) screens and fences must be in keeping with the downtown architecture and be a combination of rock, brick, wood, and/or wrought iron.
- (f) A screening wall or view obscuring fence not less than eight (8') feet in height shall be erected, separation residential uses from non-residential uses.
- (g) In a non-residential district where parking spaces for motor vehicles for non-residential buildings is provided adjacent to a residential district, a screening wall or landscaped visual barrier shall be provided along the boundary of the parking area.
- (h) In all street intersections clear vision shall be maintained across the lot for a distance of fifteen (15') feet back from the property corners along both streets.
- (i) Non-residential trash receptacles shall be located behind the main structure, screened with a solid masonry or concrete wall that is at least one (1') foot higher than the container(s) on three sides of the enclosure. The opening shall be equipped with a solid gate. Gates must have tie-backs to secure in the open position. Nonresidential trash receptacles shall be located a minimum of 50 feet from any residential property line.