

ARTICLE I

SECTION 5: APPLICABLE TO ALL ZONES

5.1 Corner Visibility

Within the area of a triangle formed by a distance of 50 feet along street lines from the street intersection of any corner lot, no fence, hedge, shrub or similar growth or structure shall be erected in excess of three feet in height above the elevation of center line of road; and, no hedge, shrub, tree or other growth shall be maintained so as to cause damage to traffic by obstructing the view or otherwise.

5.2 Fences and Walls

5.2.1 Fences and Walls Along the Front or Side of a Lot. Fences or walls shall not exceed four (4) feet in height within the minimum yard requirements as set forth in these Regulations when such fences or walls are located closer to the Street than that point of the Principal Building which is farthest from the Front Lot Line. On corner lots, this requirement shall apply to those points of the Principal Building which are opposite both Streets. Therefore, for purposes of calculating the maximum permitted fence or wall height, Principal Buildings (homes) on corner lots with facades facing both streets shall be considered to have two fronts. The maximum building height along a street front is four (4) feet. These regulations are illustrated on a diagram that follows this section.

5.2.2 Fences and Walls to the Rear of a Lot. Fences or walls shall not exceed six (6) feet in height within the minimum yard requirements as set forth in these Regulations when such fences or walls are located farther from the Front Lot Line than that point of the Principal Building which is farthest from any Front Lot Line. On corner lots, this requirement shall apply to those points of the Principal Building which are opposite both Streets. Therefore, for purposes of calculating the maximum permitted fence or wall height, Principal Buildings (homes) on corner lots with facades facing both streets shall be considered to have two fronts. Six (6) feet fences or walls are permitted only beyond both rear planes of the Principal Building. The maximum building height along a street front is four (4) feet. These regulations are illustrated on a diagram that follows this section.

5.2.3 Fences or Walls Located on Top of Retaining Walls or Fill. The maximum height of fences or walls set forth in the preceding subsections shall be measured from the pre-existing grade, and may not be increased by fill or fill enclosed by retaining walls that have the cumulative effect of increasing the total height of the fence or wall to greater than the heights permitted by these Regulations within the minimum yard requirements. Stone walls and retaining walls not exceeding three (3) feet in height shall be excluded from the provisions of this Section.

The total height of any fence and wall shall not exceed 4' in height in any case. However, any uses which are subject to a special permit the Commission may increase this height in the interest of buffering one use from another as part of that special permit

5.2.4 Barbed Wire and Electrical Fences. Barbed wire and electrical fences are prohibited with exception of fences erected in conjunction with a bona fide farm used for agricultural or dairy purposes

MAXIMUM FENCE AND WALL HEIGHT DIAGRAM

**Proposed New Fence Height May 18, 2023*

