

TITLE VI PHYSICAL ENVIRONMENT

CHAPTER 9 FENCE REQUIREMENTS

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6-9-1 DEFINITIONS. For use in this chapter the following terms are defined:

1. Front Yards.

a. When thirty percent or more of the frontage on the same side of the street between two intersecting streets is improved with buildings that have observed a greater or lesser depth of front yard than required by the district in which it is located, no building or portion thereof shall project beyond a straight line drawn between the point closest to the street line of the building upon either side of the structure, or, if there are buildings only upon one side, then the proposed structure shall observe the same front yard depth as the closest building on that side. Where the street is curved, the line shall follow the curve of the street rather than to be a straight line.

b. On lots having double frontage, the required front yard shall be provided on both streets.

c. On empty lots (property where no buildings currently exist) the lots with buildings adjacent to the lot, which the fence is to be constructed, shall be the governing for this standard.

2. Rear and Side Yards.

a. Rear and side yards as pertains to this ordinance shall be meant to be any yard area not described as such Front Yard Definition.

6-9-2 PERMIT REQUIREMENTS

1. No person, firm or corporation shall construct, erect, or repair a fence within the City limits of the City of Charlotte, Iowa, without first obtaining a separate permit for each such fence, including agricultural fences within city limits, from the City Council. A permit application may be obtained from City Hall Chambers or City Clerk but must be submitted to and approved by the City Council.

6-9-3 LOCATION

1. All fences constructed or erected must be constructed or erected on the fence owner's side of the property line and the smooth, finished, nonstructural or dressed side of the fence, if any, shall

be directed to the neighboring or adjoining property or properties.

2. Fences shall be constructed at least twelve (12") inches from within the property line. However, any replacement fence may remain on the property line if the corner posts are not removed and remain in place.

3. The City shall not be obligated to determine property lines or any party there of.

4. No fence shall be constructed within drainage easements, access easements, or beyond the property lines of the lot upon which said fence is to be located.

6-9-4 HEIGHT

1. Fences within the front yard shall be limited in height to 36 inches (3 feet).

2. Fences within the side and rear yard shall be limited in height to 72 inches (6 feet).

6-9-5 SETBACK

1. Fences shall not be constructed within a thirty-foot visibility triangle at the intersection of two streets (measured along the right-of-way lines of the two streets).

2. Fences shall not be constructed within a ten-foot visibility triangle at the intersection of a street and an alley or at a private driveway (measured along the street right-of-way line and the alley right of way line or along the driveway).

3. Fences, which enclose agricultural, livestock or row crop operations and do not exceed forty-two inches in height may be constructed along all boundaries of a lot without setback, and are exempt from the visibility triangle restrictions.

4. Except as otherwise noted, fences shall be constructed at least twelve (12") inches from within the property line. However, any replacement fence may remain on the property line if the corner posts are not removed and remain in place.

(Ord. 2003-01, Passed February 4, 2003)

6-9-6 MATERIALS. Fences shall be constructed of material commonly used for and suitable for residential-style fencing, such as masonry block, brick, stone, wrought iron, treated lumber, plastic, vinyl, chain link (with a top rail support), but shall not include barbed wire, salvage material or be electrified.

6-9-7 MAINTENANCE. Maintenance of a fence constructed or erected within City limits is the responsibility of the owner. All fences shall be constructed or erected in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, repair of broken or deteriorated fences, painting, weed control and other acts required for maintenance.

Fences shall be maintained in a manner as to prevent rust, corrosion and deterioration, so as not to become a public or private nuisance, and so as not to be dilapidated or a danger to adjoining property owners or the public. Fences and walls shall not create an appearance of patchwork, rust, or peeling paint which is indicative of a state of disrepair. Every fence installed shall be maintained by the owner in such a way that it will remain plumb and in good repair.

(Ord. 2003-01, Passed February 4, 2003)

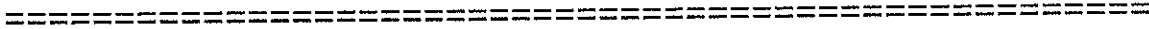
(Ord. 2015-13, Passed December 9, 2014)

Permit # _____

City of Charlotte, Iowa

Building and Fence Permit

(All permits expire one year from council approval)



New Housing: Water connection charge: \$162.50
Sewer connection charge: \$162.50
Legal description and drawing
Name and Address of Plumber and Electrician

New Housing on present lot:
Same sewer and water connections for present home in
accordance with guidelines
Name and Address of Plumber and Electrician

Garages and Additions:
Type of addition or garage, including drawing
Name and Address of Plumber and Electrician

Fences: Description of fence and drawing of area to be fenced
See clerk for requirements on height, materials, and set back distance.

Date of Application: _____

Name: _____

Address: _____

Phone number: _____

Permit for: house / addition / garage / fence / other: _____

Address permit applies to (if different from above):

Description: _____

Name /Address of Electrician/Plumber (housing or garage):


Value of house/building/garage/fence: _____

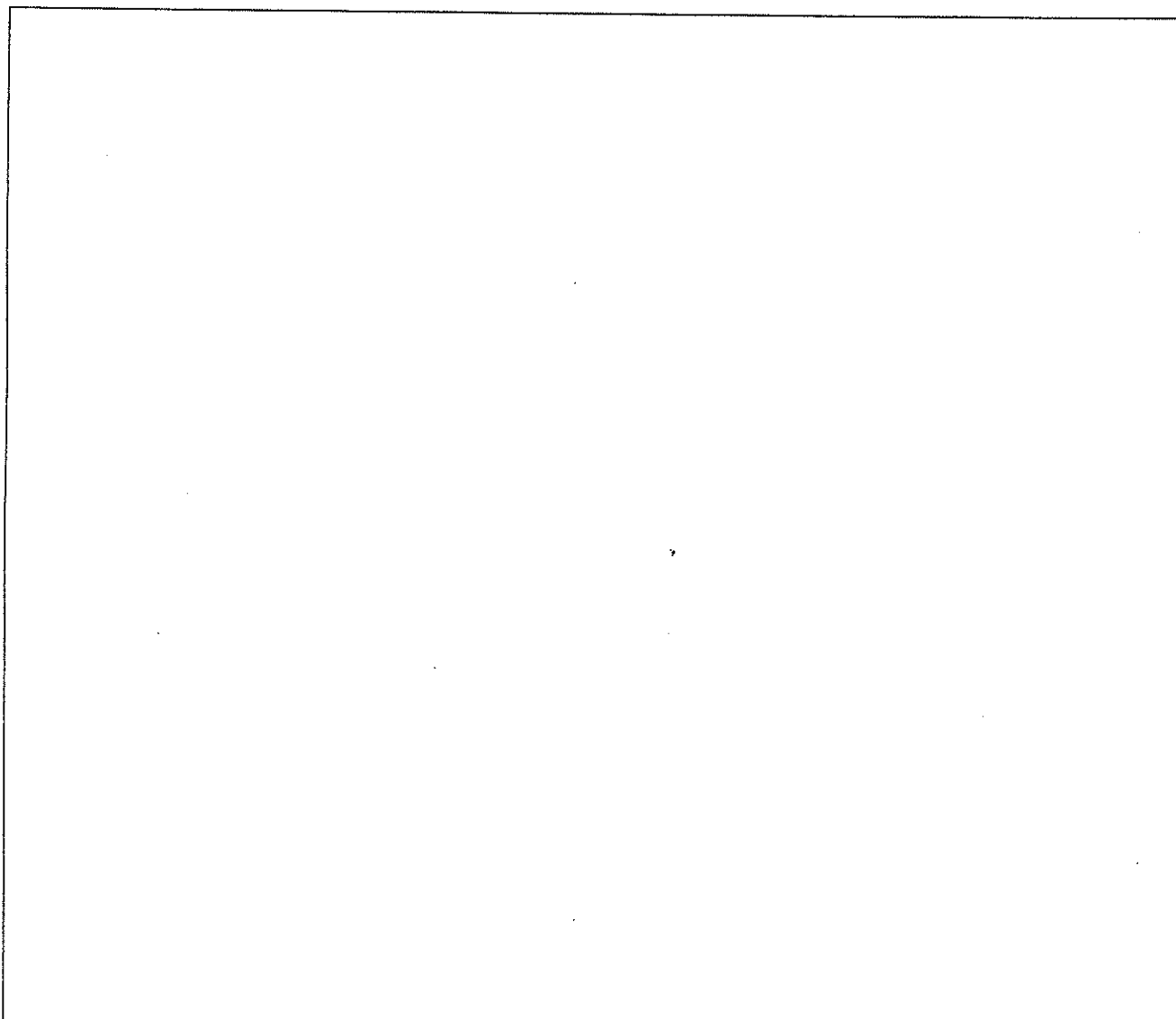
City Council:

Approved/Not Approved: _____

Comments: _____

Date: _____ Mayor _____

 Please use the space on the back to diagram where you will be building on the property. Please be sure to include all measurements as related to size of structure and space between your lot line and the new structure



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