

of twelve (12) feet in height and shall contain openings equal to fifty percent (50%) or more of the surface area of the fence. The area of the sports court shall not exceed fifty percent (50%) of the total area of the lot defined by the side lot lines, rear lot line and rear wall of the dwelling.

c. Fences

1. General Regulations for All Fences

- a.** No fence in any Zoning District shall be constructed in any public street right-of-way.
- b.** All fences shall comply with the clear sight triangle requirements of §1103.4.
- c.** All fences that are accessory to a single family dwelling or a two family dwelling shall be installed so that the finished side faces the street and the adjoining property.
- d.** Fences may be located on the property line, except that, if a fence already exists on adjoining property, one (1) of the following shall apply:
 - [1]** the proposed fence shall be set back at least three (3) feet from the property line along which the existing fence is located; or
 - [2]** the proposed fence shall be attached to the corner of the existing fence with the permission of the owner of the existing fence and the existing fence shall be utilized for the length of the common property line. In this case, the material and type of the proposed fence shall be similar to the material and type of the existing fence.
- e.** Fences shall be maintained in good condition at all times and shall be painted or stained on a regular basis, unless made of maintenance-free material.
- f.** Fences of the following materials shall be permitted: wrought iron, steel, aluminum, plastic, composite, vinyl coated or galvanized wire, wood and metal.
- g.** Fences of the following types shall be permitted subject to compliance with this §1103.3c governing the percentage of the surface area of the fence which shall be open: chain link, split rail, picket, board, basket weave and lattice.

- h. In the CD, R-L and R-1 Districts, barbed wire fencing shall not be permitted and vinyl screening material shall not be woven into a chain link fence.
- i. Temporary fences around gardens shall be exempt from these requirements and from the requirement to obtain a permit, provided the height of the fence shall not exceed six (6) feet and the openings in the fence comprise seventy-five percent (75%) or more of the surface area of the fence.

2. Fences on the Common Property Line Between Attached Dwelling Units

- a. In the case of a two family dwelling or townhouse building where each unit is on a separate lot, a fence may be erected on the common property line that separates the dwelling units, provided the fence does not exceed six (6) feet in height.
- b. The fence may be solid or may have openings equal to or greater than fifty percent (50%) of the surface area of the fence.
- c. If the lot abuts an alley, a solid fence shall be set back from the right-of-way for the alley at least three (3) feet or the height of the fence shall be stepped down to a height of three (3) feet or less for a minimum distance of three (3) feet from the alley right-of-way.
- d. If the lot abuts an alley, fences with openings that are equal to or greater than fifty percent (50%) of the surface area of the fence may extend to the rear lot line abutting the alley right-of-way.

3. Fences in the Side and Rear Yards

Fences may be located anywhere behind the minimum front yard setback, including in the side and rear yard setbacks, provided the following requirements are met:

- a. The fence shall not exceed six (6) feet in height.
- b. The openings in the fence shall comprise at least fifty percent (50%) of the surface area of the fence.

4. Fences in the Front Yard

Fences that are erected in the are between the street right-of-way and the minimum required front yard setback shall meet all of the following regulations:

- (a) Fences in the front yard shall not exceed four (4) feet in height, except that on corner lots, the maximum height of a fence located within the clear sight triangle required by §1103.4 shall be three (3) feet.
- (b) Openings in fences located in the front yard shall be equal to fifty percent (50%) or more of the surface area of the fence.
- (c) Front yard fences shall not create a continuous enclosure of the front yard. Front yard fences shall be decorative and may be incorporated in the landscaping design. The total length of the decorative fencing shall constitute no more than twenty-five percent (25%) of the perimeter of the front yard (measured along the side lot lines in front of the minimum required front yard setback and the front lot line).

5. Fences in the B-1 and M-1 Districts

- (a) The fence shall not exceed eight (8) feet in height.
- (b) The openings in the fence shall comprise at least fifty percent (50%) of the surface area of the fence, unless the fence is a screening fence required by this Ordinance to provide a buffer area or to screen dumpsters or outdoor storage areas.

d. Satellite Dish Antennas

Satellite dish antennas for personal use by private citizens, but not including communications antennas, as defined by this Ordinance, shall be permitted as an accessory use subject to the following requirements:

- 1. Satellite dish antennas that have a diameter of one (1) meter or less shall be exempted from these regulations.
- 2. In the case of satellite dish antennas greater than one (1) meter in diameter, only one (1) satellite dish antenna shall be permitted on a residential lot. In all Zoning Districts, satellite dish antennas shall not be permitted in front yards. In the R-L and R-1, Residential Districts, the maximum diameter of any satellite dish antenna installed on any lot or on any roof or above any building shall be twelve (12) feet.