

[Annotation: Section 506 Dumpsters and Enclosures was added by Amendment Z17-05, effective 6/16/17]

SECTION 507 CONDITIONS OF APPROVAL

The Zoning Administrator, Planning Commission, City Council and Zoning Board of Appeals may attach reasonable conditions with the approval of special land uses, planned unit developments, site plans, variances, and other discretionary zoning decisions. These conditions may include those necessary to insure that public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity, to protect the natural environment and conserve natural resources and energy, to insure compatibility with adjacent uses of land, and to promote the use of land in a socially and economically desirable manner. Any conditions imposed, however, shall meet all of the following requirements:

- A. Be designed to protect natural resources, the health, safety, and welfare and the social and economic well being of those who will use the land use or activity under consideration, residents and landowners immediately adjacent to the proposed land use or activity, and the community as a whole.
- B. Be related to the valid exercise of the police power and purposes which are affected by the proposed use or activity.
- C. Be necessary to meet the intent and purpose of this Zoning Ordinance, be related to the standards established in the Ordinance for the land use or activity under consideration, and be necessary to insure compliance with those standards.

SECTION 508 FENCES

Fences, walls, and decorative fences shall comply with the following regulations and requirements:

- A. Location:
 1. Fences, walls and decorative fences shall not be located outside or beyond the property or lot lines of the lot upon which said improvement shall be placed.
 2. Decorative Fences, as defined herein, may be placed in any location on a parcel, provided that on a waterfront lot in the R-1, R-2, R-3 and R-4 Districts, no portion of such fence shall constructed in the waterfront setback. [Annotation: Section 508.2 was changed by amendment 07-05, effective 5/29/07]
 3. Fences, other than decorative fences as defined herein, shall not be located in the front setback of any lot in the R-1, R-2, R-3, R-4 or C-2 Districts.
- B. Height:
 1. Fences and walls shall not exceed six (6) feet in height in any district, unless such fences are constructed in conformance with the setback restrictions in the district. However,

the Planning Commission may approve a greater height in the L-I and G-I Districts if the increased height will better screen a use from the roadway or adjacent residential uses.

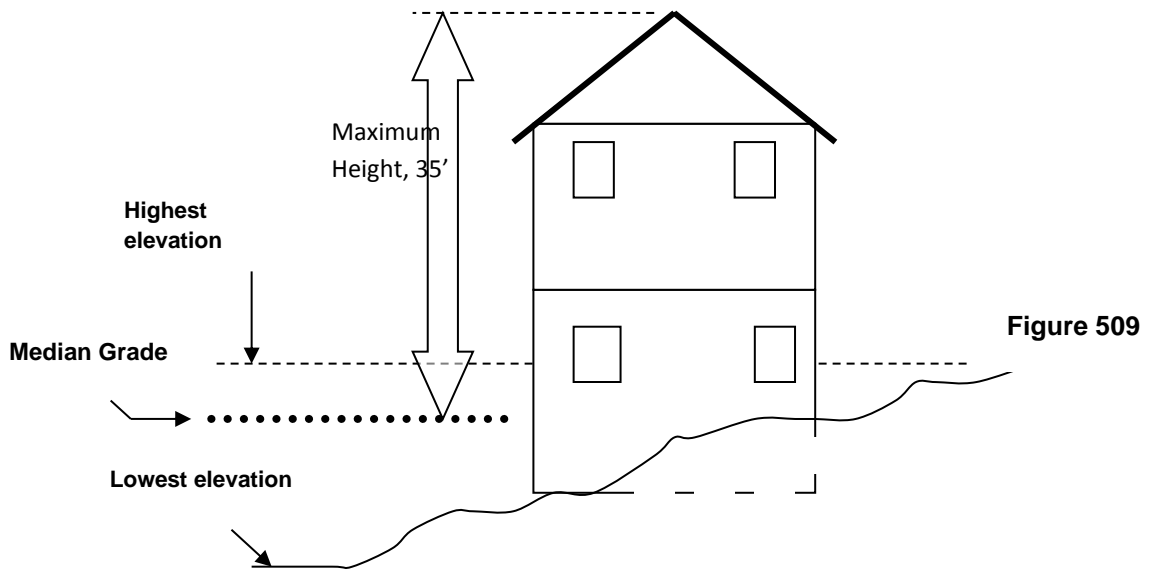
C. Design and Type:

1. All fences shall be constructed with the finished side exposed, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding.
2. Decorative fences shall be constructed, by way of illustration, in a style similar to split rail or wrought iron fences. Decorative fences shall be designed to incorporate no more than fifty percent (50%) opaque surface area.
3. Except in the G-I District, no fence shall include barbed or razor wire strands or electrification.

[Annotation: the requirement for a zoning permit was deleted by amendment, Z17-04, effective DATE]

SECTION 509 HEIGHT

A. Maximum Building Height. No building or structure or part thereof shall be erected or altered to a height exceeding thirty-five (35) feet, as measured from the finished median grade elevation of a site, except as follows:



1. Buildings or structures in the C-1 District may be erected or altered to a height of forty (40) feet. Buildings in the C-3 District may be erected or altered to a height of fifty (50) feet.
2. Buildings or structures in the L-I and G-I Districts may be erected or altered to a height of 60 feet, provided that a fire lane shall be provided within twenty (20) feet of the building or structure. Said fire lane shall be paved and shall have a minimum width of twenty (20) feet. All such structures shall require the approval of the Fire Chief.