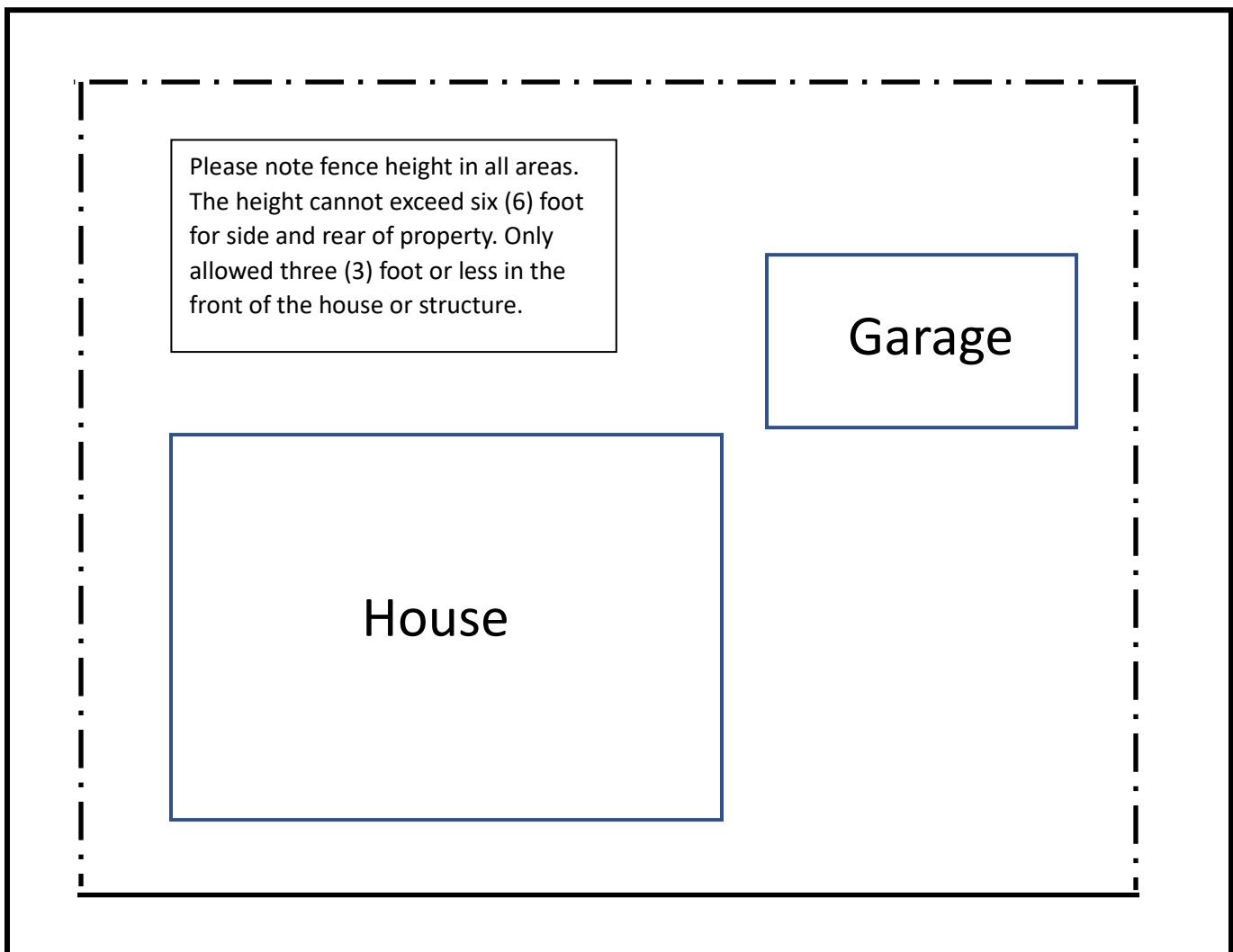


FENCE SITE PLAN EXAMPLE AND ORDINANCE

Attach a scaled plot plan: Drawing may be on 8 1/2" x 11" paper. Showing the following:

1. The actual shape, location and dimensions of the lot.
2. The shape, size and location of all buildings or other structures to be erected, altered or moved and of any building or other structures already on the lot.
3. The existing and intended use of the lot and of all such structures upon it, including, in residential areas, the number of dwelling units the buildings is intended to accommodate.
4. Location of access drives and parking areas.
5. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of the Zoning Ordinance are being observed.



FENCE SITE PLAN EXAMPLE AND ORDINANCE

City of Caro – Ordinance

Sec. 44-507. - Screening walls or fences.

(a) For those use districts and uses listed below, there shall be provided and maintained on those sides abutting or adjacent to a residential district an obscuring wall or fence as required below (except otherwise required in subsection (d) of this section):

	Use	Requirements
a.	P-1 Vehicular Parking District	4' 6"-high wall or fence
b.	Off-street parking area (other than P-1 districts)	4' 6"-high wall or fence
c.	B-1, B-2 and OS-1 districts	4' 6"-high wall or fence
d.	I-1 and I-2 districts - open storage areas, loading or unloading areas, service areas	4'- to 8'-high wall (Height shall provide the most complete obscuring possible)
e.	Auto wash drive-in restaurants	6' 0"-high wall or fence
f.	Hospital-ambulance and delivery areas	6' 0"-high wall or fence
g.	Utility buildings, stations and/or substations	6' 0"-high wall, and/or a 6' 0"-high greenbelt complying with section 44-545.

(b) Required walls or fences shall be located on the lot line except where underground utilities interfere and except in instances where this chapter requires conformance with front yard setback lines in abutting residential districts. Upon review of the site plan, the planning commission may approve an alternate location for the wall or fence or may waive the wall requirement if in specific cases it would not serve the purpose of screening the parking area effectively. Required walls may, upon approval of the board of appeals, be located on the opposite side of an alley right-of-way from a nonresidential zone that abuts a residential zone when mutually agreeable to affected property owners. The continuity of the required wall on a given block will be a major consideration of the board of appeals in reviewing such request.

(c) Such walls or fences and screening barrier shall have no openings for vehicular traffic or other purposes, except as otherwise provided in this chapter and except such openings as may be approved by the chief of police and the zoning administrator. All walls herein required shall be constructed of materials approved by the zoning administrator to be durable, weather resistant, rust proof and easily maintained. Masonry walls may be constructed with openings which do not in any square section (height and width) exceed 20 percent of the surface. Where walls are so pierced, the openings shall be so spaced as to maintain the obscuring character required, and shall not reduce the minimum height requirement. The arrangement of the openings shall be reviewed and approved by the zoning administrator.

FENCE SITE PLAN EXAMPLE AND ORDINANCE

- (d) The requirement for an obscuring wall or fence between off-street parking areas, outdoor storage areas, and any abutting residential district shall not be required when such areas are located more than 200 feet from such abutting residential district.
- (e) The board of appeals may waive or modify the foregoing requirements where cause can be shown that no good purpose would be served, provided that in no instance shall a required wall be permitted to be less than four feet in height, except where this section applies.
- (f) In consideration of request to waive wall requirements between nonresidential and residential districts, the board shall refer the request to the planning commission for a determination as to whether or not the residential district is considered to be an area in transition and will become nonresidential in the future.
- (g) In such cases as the planning commission determines, the residential district to be a future nonresidential area, the board may temporarily waive wall requirements for an initial period not to exceed 12 months. Granting of subsequent waivers shall be permitted, provided that the planning commission shall make a determination as hereinafter described, for each subsequent waiver prior to the granting of such waiver by the board.

(Ord. No. 401, § 1807, 5-2-2005) Sec. 44-508. - Residential fences.

Fences are permitted or required, subject to the following:

- (1) Fences on all lots of record in all residential districts which enclose property or are within a required side or rear yard, shall not exceed six feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater.
- (2) Recorded lots having a lot area in excess of two acres and a frontage of at least 200 feet, and acreage or parcels not included within the boundaries of a recorded plat, in all residential districts, are excluded from these regulations.
- (3) Fences shall not contain barbed wire, electric current or charge of electricity.
- (4) Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots shall not exceed eight feet in height, measured from the surface of the ground, and shall not obstruct vision to an extent greater than 25 percent of their total area.
- (5) Decorative or ornamental fences such as, but not limited to, split rail or picket fences no higher than 36 inches from grade are permitted in the front yard.
- (6) The property owner erecting the fence is responsible for maintaining both sides of the fence.
- (7) If there is a good side to the fence, it shall be situated so as to face the neighbor's residence.

(Ord. No. 401, § 1808, 5-2-2005)

FENCE SITE PLAN EXAMPLE AND ORDINANCE

Procedural Manual

WHAT IS A ZONING PERMIT?

A zoning permit is an official finding by the Zoning Administrator that a planned use of a property or a proposed structure, as indicated in the application, complete with the requirements of the Zoning Ordinance.

WHEN IS A ZONING PERMIT REQUIRED?

A zoning permit is required in any of the following cases:

- A building or structure is erected or moved onto a lot in the city.
- A building or structure is enlarged or altered.
- The use of a structure or parcel changes (for example: a church is changed into a day care center, or a single-family residence is changed into two apartments).

ZONING PERMIT CHECKLIST

What is required for a zoning permit application?

- A completed and signed copy of the zoning permit application
- A completed plot plan (in triplicate)
- Application fee

What is required on a plot plan?

- The actual shape, location and dimensions of the lot.
- The shape, size and location of all buildings or other structures to be erected altered or moved and of any building or other structures already on the lot, including distances between buildings.
- The existing and intended use of the lot and of all such structures upon it including, in residential areas, the number of dwelling units the building is intended to accommodate.
- Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of the Zoning Ordinance are being observed.

FENCE SITE PLAN EXAMPLE AND ORDINANCE

WHAT ARE THE STANDARDS FOR APPROVAL?

To be approved, a zoning permit must indicate that the planned use of a property, as indicated in the application, complies with the requirements of the Zoning Ordinance. Specifically, these include:

- Use permitted
- Minimum lot size
- Minimum lot width
- Minimum front, side and rear yard setbacks
- Maximum lot coverage
- Maximum structure height
- Required parking spaces
- Maximum number of accessory structures
- Maximum height of accessory structures
- Minimum floor area for single-family dwellings
- Location, width and surface type of driveway/parking area
- Location and adequacy of access
- Other requirements as determined by the Zoning Administrator

FENCE SITE PLAN EXAMPLE AND ORDINANCE

Date _____
Application No. _____
Review Fee _____

Applicant's name _____

Address _____ City _____ State _____ Zip _____

Phone _____

Zoning District _____ Section # _____

Address of Parcel _____ Parcel # _____

Application Fee _____

Contractor's name _____

Address _____ City _____ State _____ Zip _____

Phone _____

Location, including nearest crossroads _____

Proposed Use of Parcel _____

Type of Construction/Square footage _____

Size of Parcel _____ Is this parcel over one (1) acre _____

Approximate cost of construction _____

Front Yard Setback _____ Side Yard Setback _____ Rear Yard Setback _____

Dimensions of the project Height _____ Width _____ Length _____

Intended use _____ Projected start date _____

Remarks _____

FENCE SITE PLAN EXAMPLE AND ORDINANCE

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4. Location of access drives and parking areas.
5. Such other information concerning the lot or adjoining lots as may be essential for determining whether the provisions of the Zoning Ordinance are being observed.

Please note: You are responsible for a survey to confirm your property lines. You are responsible for checking for any deed restrictions. The City of Caro Zoning Administrator nor the City of Caro will not be held liable for this information or any false information provided or withheld. Providing false, misleading, or withholding information will void all permits immediately.

Projects to be completed on or before ninety (90) days of application approval. All permits will be void after ninety (90) days, unless otherwise approved by the Zoning Administrator prior to the original ninety (90) days.

Before you dig – you MUST call MISS DIG at 811

Signature of Applicant

Date

Please print type name below signature

FOR OFFICE USE ONLY – NOT TO BE COMPLETED BY APPLICANT

Zoning Administrator's Verification of application completeness

Date

Zoning Administrator's Determination (provide date of decision)

Application approved _____

Application denied _____

Final inspection _____