



All such structures above the heights otherwise permitted in the district shall not occupy more than 25 percent of the area of the lot and shall be distant not less than 25 feet in all parts from every lot line not a street lot line.

**4.110: Fences and Walls:**

Residential fences and walls, including retaining walls, are permitted in any yard and may be constructed on the lot lines in residential districts except as herein provided. However, when fences or walls are constructed on the lot line, the owner must provide evidence of the exact location of the lot line. Fences or walls shall not in any case exceed a height of 6 feet; except such fences or walls shall not exceed a height of 4 feet in the front yard. Privacy fences and wood fences that require painting, staining and maintenance shall have a minimum of 2 feet setback from all adjoining side and rear lot lines, unless a written mutual agreement as prescribed by the City between adjoining property owners is filed with the Zoning Administrator.

Security or screening fences are permitted on the lot lines in all districts except residential districts but shall not exceed 10 feet in height. No fence or wall shall interfere with the maintenance of overhead or underground utilities.

**4.120: Visibility at Intersections:**

On any corner lot in all districts except C-CBD District, there is established a traffic visibility zone at the intersection of two or more streets. The traffic visibility zone shall include that part of a corner lot that is within the area bounded by the intersecting street right-of-way lines and a diagonal line intersecting the street right-of-way lines at a distance of 20 feet from the corner (the point of intersection of the right-of-way lines of two intersection streets). In any traffic visibility zone, no fence, structure, earth bank, hedge, planting or other obstruction shall be erected, planted or maintained which materially impedes vision in the visibility zone between the heights of 3 feet and 10 feet above the established curb grade.

**4.130: Private Swimming Pools:**

A swimming pool, as regulated herein, shall be any pool or open tank not located within a completely enclosed building and containing or normally capable of containing water to a depth at any point greater than 1-1/2 feet. No swimming pool shall be allowed in any residential district except as an accessory use and unless it complies with the following conditions and requirements:

- A. The pool is intended and is to be used solely for the enjoyment of the occupants of the principal building of the property on which it is located and their guests.
- B. The swimming pool shall not be located in a required side yard or closer than 10 feet to any lot line of the property on which it is located. The pump and filter installations shall be located not closer than 20 feet to any lot line.
- C. The swimming pool or the entire property on which it is located, shall be so walled or fenced as to prevent uncontrolled access by children from the street or from adjacent properties. Such wall or fence shall be not less than 5 feet in height.