

Screen Fencing

4-09-01-04-07, 4-09-01-04-09 Screen fencing is required for items, vehicles, etc., stored outside to shield those items from the Right-of-Way and from properties with lesser intensive uses.

4-09-01-04-07 SCREEN FENCING - Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County. 1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall: a. Install heavy gauge PVC or vinyl inserts. b. The inserts shall achieve a minimum of ninety (90) percent opacity. c. Color of the inserts is at the discretion of the applicant. d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2. 4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of: a. Structural integrity and being functionally sound under the Uniform Building Code; and b. Substantially the same condition as originally permitted or constructed.

4-09-01-04-09 OUTDOOR STORAGE SCREENING - Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

Building Permit Required

1-05-09-01 BUILDING PERMITS - It shall be unlawful to use real property or the improvements on any real property; to undertake **the development of real property; to erect, construct, reconstruct, alter, restore or improve a building or structure; to excavate land; or to alter or change the use of any real property or improvements on real property without first obtaining a building permit** in accordance with the provisions of these standards and regulations and the Uniform Building Code as adopted by the Board of County Commissioners.