

P & Z Issues: The P&Z recommends changes to the Zoning Code to address these topics:

- a. Camper / RV / Boat / Trailer Parking.
- b. Zero Lot Line Zoning.
- c. Front Yard Setbacks for Infill Lots.
- d. Fence Regulations.

Prior to considering any of these as formal ordinance changes, I'd like the Council to review these issues.

Camper Parking: Concerns have been raised about campers, boats, trailers, etc. parking in the front yards of homes. Several trailers have remained in their locations for many months. The P&Z recommends that:

Campers, RVs, Boats, Trailers, etc. not be permitted to park in the required front yard setback of homes. This means that trailers, etc. could not park in the required 30' front yard setback, or if the home has a setback of less than 30' the trailer could not park in the front yard at all. For corner lots, both street sides are considered front yards.

Campers, RVs, Boats, Trailers, etc. parked in the side or rear yard must be parked on a surface of crushed rock or better.

Zero Lot Line Zoning: The P&Z recommends instituting regulations to allow for duplexes to be built with "zero lot line." Essentially, this allows the platting and individual sale of both sides of a duplex. This would require that the parties enter into a maintenance agreement about how such things as roofing and exterior maintenance will be handled between the two owners. Suggested regulations are on pages 44 and 45.

Front Yard Setback for Infill Lots: In older, established areas of town where there are vacant infill lots, building a new structure on these infill lots becomes impossible if they need to meet a 30' front yard setback. The P&Z proposes a regulation allowing the new home to be built at the same front yard setback as the existing homes. The suggested regulation is:

*Infill Development:* The minimum front yard setback of a residential dwelling on an infill site shall be the minimum front yard setback of all other dwellings on the block, exclusive of steps, decks, or other accessory structures.

Fence Regulations: Currently the City has minimal regulation of fences concerning the location of fences and establish a maximum height. The P&Z recommends implementing the following regarding fences:

- a. Fences shall be constructed of materials commonly used for landscaping or fencing, such as masonry block, brick, field stone, limestone, concrete, lumber, vinyl, or chain link, but shall not include corrugated sheet metal, chicken wire, livestock panels, salvage material, or be electrified. Vertical board fences shall have a maximum edge to edge spacing between the boards of one inch less than the width of the widest board. Barbed wire may be used in Commercial and Industrial zones only and only on the top two feet of a fence that is at least six feet tall.

- b. Chain link fences shall have a maximum opening between the links of  $2 \frac{3}{8}$  inches as measured diagonally. Support posts shall be firmly implanted in the ground and shall be spaced not more than ten feet apart. Chain link fencing shall be attached to the top rail by fence ties at intervals of not more than three feet apart. Fencing shall be attached to the support posts and top rail by using standard chain link fence hardware.
- c. Wrought iron fencing shall have a maximum spacing of four inches between the vertical rails and a minimum spacing of five feet between the horizontal rails.
- d. The finished side of any fence shall face out from the enclosed lot.
- e. Every fence shall remain structurally sound and in a good state of repair or shall be removed.