

ORDINANCE NO. 17-02

AN ORDINANCE AMENDING THE 2015 ALTA ZONING ORDINANCE,
BY AMENDING SECTION 11.5 FENCES, WALL AND HEDGES

WHEREAS, the zoning ordinance on file in the office of the City Clerk designates certain standards as provided by Chapter 414, Iowa Code, and

WHEREAS, it is deemed advisable and recommended by the Planning and Zoning Commission to amend Section 11.5. Fences, Wall and Hedges.

NOW THEREFORE IT BE ORDAINED, by the City Council of Alta, Iowa;

Section 1. **REPEAL AND REPLACE ZONING TEXT.** The City of Alta Zoning Ordinance is hereby amended by repealing **Part 3. of Section 11.5. Fences, Walls and Hedges** and replace it with a new Part 3. of Section 11.5 Fences, Walls and Hedges as follows.

3. Maintenance free fences will be permitted up to the side or rear lot line running the entire length or width of the property. No setback is required. Non-wood or non-natural products such as plastic, vinyl, iron, metal, etc. are considered maintenance free. Non-maintenance free fences (such as wood fences and fencing constructed of other natural materials) and hedges will be permitted no closer than three feet (3') from the side or rear lot lines the entire length or width of the property. This is to ensure adequate space on both sides of the fence to maintain fencing materials. All fencing, including those requiring maintenance or maintenance free materials, shall maintain a minimum of a three feet (3') setback from the front property line only. All fencing placed on properties where the rear yard abuts an alley or any other public right-of-way will be required to maintain a nine feet (9') setback along the rear lot line. All fences shall be subject to a completed and approved zoning permit. It shall be the responsibility of the property owner or applicant to locate property pins or legal property lines when placing any fence. The City of Alta will not be responsible for locating any property lines for fencing.

Section 2. **REPEALER.** All ordinances or parts of the previously adopted Alta Zoning Ordinance in conflict with the provisions of this zoning amendment are hereby repealed.

Section 3. **SEVERABILITY CLAUSE.** If any section, provision or any part of this zoning amendment is determined to be invalid or unconstitutional, such adjudication shall not affect the validity of the previously adopted Alta Zoning Ordinance as a whole.

Section 4. **EFFECTIVE DATE.** This zoning amendment shall be in full force and effect from after passage and publication in a newspaper of general circulation.

Passed and approved this 3rd day of April, 2017.

Mayor, City of Alta

Attest:

Alta City Clerk

I certify the foregoing was published as Ordinance No. 17-02 on the 23rd day of February, 2017.

(signed)