

36-552 Fencing, Walls, And Screening

(a) In a residential district zoned or used for one- or two-family dwellings, fencing or screening may not project ~~into any~~ forward of a required front setback line, unless such fencing is less than four feet in height. However, upon submittal of an application and required information and materials as required by the Planning & Community Development Department, the Administrative Review Committee may approve heights for fences forward of the front setback line that exceed four feet but are no more than ten (10) feet in height where all of the following occur:

- (1) The City Engineer evaluates and approves the proposed fence location and height, taking into particular consideration required sight distances for vehicles using adjacent driveways, public streets, and/or street intersections;
- (2) The Building Official evaluates and approves the application in light of applicable codes and regulations; and
- (3) The Director of Planning and Community Development or their designee evaluates and approves the application in light of applicable Norman zoning and development codes, regulations, guidelines and policies.

The Administrative Review Committee shall be composed of the City Engineer, the Building Official and the Director of Planning and Community Development, or their designee.

Approval for fence height in excess of ten (10) feet must be sought from the Board of Adjustment pursuant to 36-570.

(b) Fencing along the side or rear property lines:

- (1) May be erected within any utility easement but is subject to removal by any franchised utility company whenever installation or repair of their facilities is required.
- (2) May not exceed eight feet in height, unless the written consent of the abutting property owner is secured, or the Board of Adjustment approves the height, location, and materials as a special exception.
- (3) May not be constructed of corrugated fiberglass, corrugated metal, or unpainted sheet metal, nor contain any barbed wire.
- (4) Walls of brick or masonry material, which require a permanent foundation, may not be constructed within any designated utility easement without the written consent of all affected utility franchise holders.

- (5) For parking areas containing six or more parking spaces and/or other vehicular use areas of at least 900 square feet of impervious area to be used as parking, the owners shall screen from any abutting lot zoned or used for single-family purposes by a solid opaque fence at least six feet in height.

(~~b~~c) The side and rear property boundaries of all lots used for commercial, industrial, and multifamily uses shall be screened from any abutting lot zoned or used for single-family or two-family purposes by a solid opaque fence at least six feet in height.

- (1) Such fence shall be constructed of any material except for corrugated fiberglass, corrugated metal, or unpainted sheet metal, nor contain any barbed wire.
- (2) No screening may exceed eight feet in height, unless approved by the City Council as part of a specific site plan or granted as a special exception by the Board of Adjustment.
- (3) Any fence requiring a permanent foundation may not be constructed within a utility easement unless written approval has been granted by all affected utility franchise holders.
- (4) Whenever the proposed use abuts a public alley that is shared with one- or two-family dwellings, opaque screening shall be installed on the commercial, industrial, or multifamily property, and shall be solid and continuous except for requiring openings or access drives.
- (5) Such screening must be continuously maintained in good condition and repaired or replaced within a reasonable time period.