

SECTION 5

EXCEPTIONS AND MODIFICATIONS

Sec. 5-1 Walls and Fences.

All walls and fences shall be erected or constructed in compliance with the provisions of this section. These regulations shall not prohibit the construction of any necessary retaining wall nor waive compliance with buffer and screening requirements contained elsewhere in these regulations.

Sec. 5-1.1 Required Permits.

No wall or fence shall be erected or constructed without a building permit.

Sec. 5-1.2 Public Safety.

No wall or fence shall be erected or constructed that:

- a. Constitutes a fire hazard either of itself or when connected with other structures;
- b. Blocks or limits light, air or emergency access from doors or windows;
- c. Is less than five feet from an existing structure when located parallel to said structure; and
- d. Restricts the opening of adjacent gates, doors, or windows.

Sec. 5-1.3 Walls and Fences Erected in Residential Districts.

Within Residential zoning districts (those containing an "R" in the nomenclature) or in any district listed in the C and R Use Schedule, the following provision shall apply:

- a. Height: Within residential districts, walls and fences shall not exceed six feet in height in front and side yards, nor eight feet in height in rear yards.
- b. Security Walls or Fences for Recreational Uses: All swimming pools shall be completely enclosed in a fence at least 4 feet in height or a screen enclosure. Openings in the fence shall not permit the passage of a 6-inch diameter sphere. The fence or screen enclosure shall be equipped with self-closing and self-latching gates. Walls and fences erected for the specific purpose of providing security for accessory recreational uses, such as swimming pools and tennis courts, may be 10 feet in height

provided such fence shall be setback at least one foot from the property line for each foot it exceeds six feet in height, and provided such accessory recreational use is located within a rear yard. All other provisions pertaining to fences, including design and location shall apply.

- c. Materials: Walls and fences shall be constructed of chain link or other fence wire (excluding barb wire, razor wire, glass shards, or other sharp material), decorative wrought iron, masonry, wood or other materials customarily found within residential areas and shall be designed and constructed so as to be visually compatible with the neighborhood. The use of sheet metal and/or salvage or similar materials is prohibited.

Sec. 5-1.4 Walls and Fences Erected in Nonresidential Districts.

Within all other Business and Industrial zoning district, the following provisions shall apply:

- a. Height: Walls and fences erected in business districts shall not exceed eight feet in height and in industrial districts shall not exceed ten feet in height.
 - (1) Walls and fences located adjacent to a residential zoning district or to a permitted residential use shall not exceed eight feet in height along rear and side yards or six feet in height in front yards. Wooden fence surfaces other than cypress or cedar shall be painted or stained. Concrete block surfaces shall be painted or stuccoed.
 - (2) Walls and fences shall be set back at least five feet from the property line when abutting a residential district or a permitted residential use. The setback area shall be maintained as a landscaped area in accordance with the provisions of Article V of the Chatham County Comprehensive Land-Disturbing Activities Ordinance.
- b. Materials: Walls and fences may be constructed of any material permitted in Sec. 5-1.3, provided that walls and fences erected in industrial districts, when not abutting or adjacent to a residential zoning district or a permitted residential use or located in a front yard, may be constructed of sheet metal, tin, or similar materials. Such materials shall be of a uniform shape, color, and design.

Barbed wire or razor wire may be used for security purposes in business and industrial district along the top of a fence if such fence is six-feet or greater in height, and/or for agricultural uses.

Sec. 5-1.5 Visibility.

No wall or fence or similar structure shall be constructed or erected in a manner, which violates the vision clearance requirements of these regulations.

Sec. 5-1.6 Temporary Walls and Fences.

This section shall not prohibit the erection of temporary fences for construction sites or similar activities where approved by the Zoning Administrator for a specified period of less than 18 months.

Sec. 5-1.7 Maintenance.

All walls or fences shall be properly maintained by the owner. Any missing or damaged parts shall be replaced. Painted surfaces shall be repainted and stucco surfaces repaired as necessary to maintain a finished appearance. Weed growth shall be controlled along the structure and within an appropriate area surrounding the structure.