

## CHAPTER 156

### FENCES

156.01 Enforcement Officer  
156.02 Definitions  
156.03 Maximum Height

156.04 Fence Frames  
156.05 Finished Side

**156.01 ENFORCEMENT OFFICER.** The Building Inspector is responsible for the enforcement of this chapter.

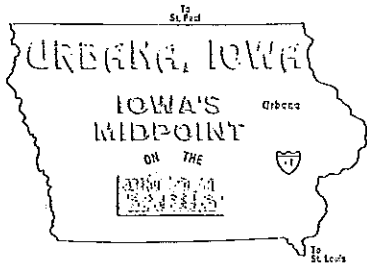
**156.02 DEFINITIONS.** For use in this chapter, the following terms are defined:

1. "Fences" shall be constructed of material commonly used for landscape fencing, such as masonry block, lumber, chain link or natural plantings, but shall not include corrugated sheet metal, barbed wire, salvage material or be electrified unless otherwise allowed.
2. "Front yard," "side yard" and "rear yard" have the same definitions as in the Zoning Ordinance for the City.
3. "Residential property" includes any properties located within the various residential zoning classifications as defined in the Zoning Ordinance for the City.
4. "See-through fence material" is wire fence or other fence material that provides openings of at least seventy-five percent (75%) in area of the vertical surface to permit the transmission of light, air, or vision through the vertical surface at a right angle.

**156.03 MAXIMUM HEIGHT.**

1. Front Yard. No fence more than 36 inches high may be erected in the "front yard" area of any residential property, unless the fence is constructed of see-through fence material. A fence constructed of see-through fence material may not exceed a height of 42 inches in the front yard of a residential property.
2. Side Yard and Rear Yard. No fence more than six (6) feet in height may be constructed in the side yard or rear yard of any residential property.

**156.04 FENCE FRAMES.** The frame of a fence, including posts and supports, shall be placed on the inside of the fence.



**APPLICATION FOR BUILDING AND SERVICES PERMIT**

CITY OF URBANA  
 906 W. MAIN ST  
 URBANA IA 52345

PERMIT NO \_\_\_\_\_

The undersigned hereby makes application for all necessary building and services for the following:

**APPLICANT INFORMATION:**

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE: DAYS: ( ) \_\_\_\_\_ EVENINGS: ( ) \_\_\_\_\_  
 ADDRESS OF BUILDING SITE: \_\_\_\_\_  
 LEGAL LOT DESCRIPTION (from the abstract): \_\_\_\_\_

**CONTRACTOR INFORMATION:**

NAME: \_\_\_\_\_  
 ADDRESS: \_\_\_\_\_  
 PHONE: DAYS: ( ) \_\_\_\_\_ EVENINGS: ( ) \_\_\_\_\_

**BUILDING OR IMPROVEMENT INFORMATION:**

PROPOSED USE OF BUILDING: \_\_\_\_\_  
 CORNER LOT  INTERIOR LOT

**CLASS OF WORK:**

NEW  ADDITION  DECK  PORCH   
 MOVE  TEMPORARY  ALTERATION  REPAIR  POOL

**DESCRIBE WORK:** \_\_\_\_\_

**BUILDING DIMENSIONS:** \_\_\_\_\_

CONSTRUCTION SCHEDULE: \_\_\_\_\_ Beginning date: \_\_\_\_\_  
 (PERMIT EXPIRES 6 MONTHS FROM ISSUE) Completion date: \_\_\_\_\_

**ZONING:**

	MINIMUM	REQUIRED	SUBMITTED	ZONE: _____
1) LOT SIZE (SQ FT)	_____	_____	_____	PLEASE INDICATE FINISHED SQUARE FOOTAGE FOR:
2) FRONTAGE	_____	_____	_____	RESIDENCE _____
3) FRONT YARD DEPTH	_____	_____	_____	2 <sup>ND</sup> FLOOR _____
4) LEFT SIDE YARD	_____	_____	_____	GARAGE _____
5) RIGHT SIDE YARD	_____	_____	_____	PORCH _____
6) REAR YARD DEPTH	_____	_____	_____	DECK _____
7) MAXIMUM HEIGHT	_____	_____	_____	TOTAL _____

This application and any permit that may be granted in response thereto are subject to all the laws of the State of Iowa and all ordinances of the City of Urbana, Iowa, that may have a bearing on the same.

Remember, when construction requires digging, all surfaces on public property City Right of Way must be restored to their original condition, and all construction personnel working on Public Property or in the City Right of Way must be bonded by the City. Before digging, please remember to call IOWA ONE CALL at 1-800-292-8989 for underground utility locations.

DRAW SKETCH OF LOT ON BACK: INDICATE NAMES OF STREETS, ALLEYS (if known), UTILITY EASEMENTS, DECKS, PATIOS, DRIVEWAYS, SIDEWALKS (when necessary), BUILDING SIZE AND LOCATION, LOT SIZE, AND ALL FOOTAGES FROM LOT LINES TO SITE OF PROPOSED CONSTRUCTION. (ALL DEMENSIONS NEED TO BE INCLUDED ON THIS MAP.) ALSO ON PROPOSED NEW CONSTRUCTION, PROPERTY LOCATE LAYOUT AND DEPTH FOOTAGE OF WATER AND SEWER LINES.

BUILDING PLANS MUST ALSO BE ATTACHED TO THIS FORM.

The undersigned hereby understands and agrees to all conditions contained on this application. Any incomplete application will be denied, until such time as it is completed properly.

PLOT PLAN DRAWING ATTACHED  SURVEY ATTACHED

APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

FOR CITY USE ONLY  
 (DUE WHEN SUBMITTING APPLICATION)

FEE: \_\_\_\_\_ DATE PAID: \_\_\_\_\_  
 DATE APPLICATION APPROVED: \_\_\_\_\_  
 DATE APPLICATION DENIED: \_\_\_\_\_  
 REASON FOR DENIAL: \_\_\_\_\_  
 FORM REQUEST TO BOARD OF ADJUSTMENT: \_\_\_\_\_ DATE: \_\_\_\_\_

\_\_\_\_\_  
 SIGNATURE OF ZONING OFFICER  
 COMMENTS: \_\_\_\_\_

\_\_\_\_\_  
 SIGNATURE OF BUILDING INSPECTOR

**CITY OF URBANA BUILDING PERMIT FEE STRUCTURE**

(The area of all projects of 1000 sq. ft. or greater shall be rounded up to the nearest 1000 sq. ft.)

<u>TYPE OF CONSTRUCTION</u>	<u>SIZE</u>	<u>COST</u>
<b>RESIDENTIAL</b>		
Single Family	Up to, but not exceeding 3000 sq. ft.	\$425.00
Residence Permit includes attached garage, porch and/or deck.	Each additional 1000 sq. ft.	\$200.00
Multi-family	Per 1000 sq. ft.	\$250.00
Mobile Home	Per unit	\$175.00
<b>RESIDENTIAL GARAGES, CARPORTS</b>	Under 860 sq. ft.	\$125.00
<b>RESIDENTIAL GARAGES—OVERSIZE</b>	Per 1000 sq. ft.	\$175.00
860 sq. ft. or larger		
<b>GARAGES—Multi-family, detached</b>	1000 sq. ft. or less	\$250.00
Single structure divided into multiple garage units	Each additional 1000 sq. ft.	\$ 50.00
<b>GARAGES—Commercial storage</b>	Per 1000 sq. ft.	\$250.00
Includes commercial structures with unfinished interior		
<b>MINOR PROJECTS</b>		
(Deck, porch, gazebo, utility building)	Up to 250 sq. ft.	\$ 75.00
Portable utility building under 121 sq ft exempt	Over 251 sq. ft.	\$100.00
<b>FENCES</b>		
	Up to 250 lineal feet	\$ 45.00
	Over 251 lineal feet	\$ 60.00
<b>POOLS/HOT TUBS – barriers required</b>	All permanent pools	\$100.00
<b>RESIDENTIAL ADDITIONS</b>		
	Up to 600 sq. ft.	\$225.00
	601—1800 sq. ft.	\$300.00
	Over 1800 sq. ft.	\$375.00
<b>REMODELING - The installation and/or removal of materials from the framing, wiring and/or ventilation elements of a building</b>		
Base Remodel Permit Fee		\$100.00
Add for HVAC, Electrical, Plumbing each		\$ 50.00 each
<b>COMMERCIAL, INDUSTRIAL</b>	Per 1000 sq. ft.	\$275.00
<b>SIGNS/BILLBOARDS</b>		
	Up to 400 sq. ft.	\$ 60.00
	Over 401 sq. ft.	\$125.00
<b><u>UTILITY CONNECTION FEES</u></b>		
<b>RESIDENTIAL – Connection to municipal systems</b>		
WATER SYSTEM CONNECTION	Fee per unit	\$900.00
SEWER SYSTEM CONNECTION	Fee per unit	\$900.00
<b>COMMERCIAL OR INDUSTRIAL - Connection to municipal systems</b>		
WATER SYSTEM CONNECTION	Fee per unit	\$900.00
SEWER SYSTEM CONNECTION	Fee per unit	\$900.00
<b><u>SPECIAL SERVICES FEE</u></b>		
<b>NEW CONSTRUCTION ONLY</b>	Per Building Permit	\$200.00

Zoning District	Principal Use	Minimum Lot Area	Off Street Parking Requirement	Maximum Building Height**	Minimum Lot Frontage	Minimum Yard	Depth
R-1 Single Family	Dwellings	8750 sq ft	Two per unit	35 Feet	70 Feet	7 Feet	25 Feet
	Nondwellings	1 acre	As Needed*	35 Feet	150 Feet	25 Feet	50 Feet
R-1-R Single Family Rural	Same as R-1	1 acre for all uses	Same as R-1 Dist.	35 Feet	-- Same as R-1 District	-----	
R-2 Moderate Density	Single Family Dwellings						
	Two Family Dwellings Day Nursery***	7500 sq ft	Two per unit	35 Feet	60 Feet††	6 Feet	25 Feet
	Multi-Family Dwelling****	1 acre	Two per unit	35 Feet	80 Feet	10 Feet	40 Feet
	Nondwellings	1 acre	As needed*	35 Feet	150 Feet	25 Feet	50 Feet
R-3 Medium Density	Boarding and Lodging Houses	7500 sq ft	As needed*	35 Feet			
	Dwellings Single, Two Family	7500 sq ft	Two per unit	45 Feet	80 Feet	10 Feet	30 Feet
	Multi-Family and Multi-Family Apt house	1 acre	Two per unit	45 Feet	80 Feet	10 Feet	30 Feet
	Office Bldg†††						
	Mobile Home Park††††	2 acres	Two per unit & as needed*	45 Feet	-----	Varies with specific condition	-----

\* Off street parking sufficient to accommodate employees and/or customers is required.

+ In computing the depth of a rear yard where the rear yard opens on an alley, one-half of the alley width may be included as portion of the rear yard.

\*\* See Section 17.A.(1) and (2) for exceptions and exemptions to the maximum height regulations.

††. Lots platted prior to effective date of this ordinance are exempt from 60 ft minimum requirement.

\*\*\* Any building, structure, or accessory use shall be at least 30 ft from any other principal building on any other lot in a residential district. Fenced play lot of 1000 sq ft for the first 20 or fewer children plus additional 25 sq ft for each additional child under care.

††† Refer to Section 10.A.(3) of the Zoning Ordinance for allowable office building uses.

\*\*\*\* No more than 8 dwelling units per acre, exclusive of road right of way.

†††† Refer to Section 11 of the Zoning Ordinance for specific requirements for a mobile home park.

Zoning District	Uses	Area	Bldg. Ht	Parking	Frontage	Front	Side	Side Corner	Back
Commercial Districts C-1 Commercial	Any use allowed in R-3 District except mobile home parks. Other permitted uses + **	7500 Sq. Ft.	35 ft	As needed*	50 ft	45 ft	None except if adjoining any R-district, in which case not less than 25 feet.		25 ft
C-2 Central Business Commercial	Any use allowed in C-1 District. Printing or Publishing houses Other permitted uses **	None required	35 ft	None required	None required	10 ft	5 ft. If: adjoins or abuts any R-District then not less than 10 ft	10 ft	10 ft If: adjoins or abuts any R-District then not less than 15 ft
Industrial Districts M-1 Light Industrial	Any use allowed in C-District. Industrial, manufacturing, major repairs, processing, storage and wholesale est. & services**	10,000 Sq. ft	45 ft	As needed *	75 ft	45 ft	10 ft	30 ft	45 ft
M-2 General Industrial	Any use not authorized in any other district, if it is not a nuisance +++	1 Acre	45 ft ++	As needed *	200 ft	40 ft	20 ft	40 ft	40 ft

+ The principal building for drive-in eating and drinking establishments, summer gardens, and road houses, including entertainment and dancing, shall be at least 200 ft from any R district. Any exercising runway or pasture for animal hospitals, veterinary clinics or kennels shall be at least 200 ft from any R district.

\* Off-street parking sufficient to accommodate the employees and/or customers is required.

\*\* Refer to relevant section of Zoning Ordinance for complete listing of permitted use.

++ Heights greater than 45 ft are subject to prior approval by Council following Planning & Zoning recommendation.

+++ Refer to first page for notes on Maximum Building Height and Back Yard Depth.

Any proposed use is subject to prior Council approval following Planning & Zoning recommendation & public hearing.

All principal and/or accessory buildings or structures (including loading/unloading facilities) shall be at least 300 ft from any R-District and not less than 150 ft from any

other district except M-1 Districts.