

CHAPTER 156

FENCES

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.

156.05 FINISHED SIDE. Fencing shall be constructed with the finished side facing outward.

BUILDING PERMIT PROCEDURE

CITY OF URBANA, IOWA

- 1) Fill out application completely, including attached map or complete set of building plans. Building plans must include measurements of where the water service line, curb boxes and sewer service lines are located.

- 2) Return completed application, maps and/or plans to City Hall. Be prepared to pay building permit fee.
It is applicant's responsibility to contact IOWA ONE CALL at 1-800-292-8989 for the various utility locates prior to having the required setback checked. Some types of construction are not allowed over certain utilities.

- 3) a) Applications for new construction will go to City Public Works Director Trent Kramer. Water and Sewer connections will be verified and/or approved, then
 b) Building permit will be forwarded to City Building Inspector Jerry Michaels, and a copy to the Urbana Planning and Zoning Committee.

- 4) Permit and plans will be reviewed to insure they meet all Urbana Code of Ordinance Zoning requirements and all building codes adopted by the Urbana City Code of Ordinances (see attached for most recent Code of Ordinances, Building and Zoning).

- 5) a) If building permit is approved the Building Inspector will inform applicant. The building process can then begin. Beginning construction without a permit is a violation of City Ordinances.

 b) If the building permit is NOT approved the Building Inspector will inform applicant of changes needed to become compliant with City Ordinances. At that time applicant may contact City Hall and request a variance from the Board of Adjustments. A permit will not be issued until either the submitted application and plans meet code or a variance is granted.

- 6) It is the applicant's responsibility to notify the City Building Inspector Jerry Michael (443-5328) 24 HOURS PRIOR to any inspection needed.

BUILDING	PLUMBING	ELECTRICAL	MECHANICAL
Setback	Groundwork:	Groundwork:	Rough
Footing	Rough	Rough	Final
Foundation	Final	Final	Other
Framing	Other	Other	
Gypsum Board			
Final/Occupancy			
House number			
Other			

The Urbana Public Works Department, Trent Kramer (443-2171) MUST BE NOTIFIED 24 PRIOR to any water and sewer service lines being laid or installed. Public Works MUST know where the utility service lines and curb stop will be located. Curb stops CAN NOT be located in a paved area of any type. Any curb stop placed in a paved area will be required to be relocated at the applicant's expense. Public Works must also be notified 24 prior to the final inspection, by the applicant, to verify all utility service lines and curb stops prior to an Occupancy Permit being issued by the Building Inspector.

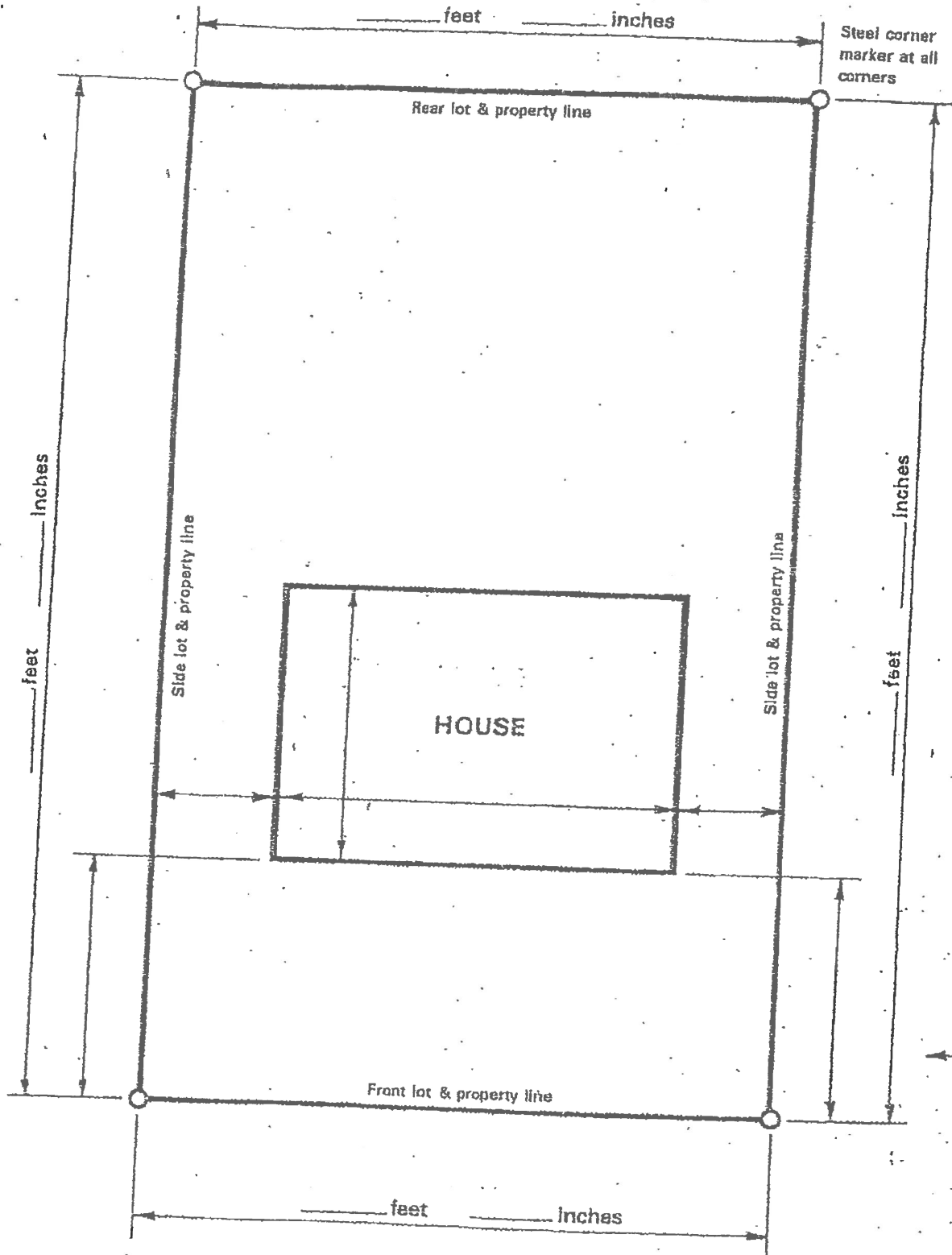
- 7) All sewer stubs must be sealed and capped until the plumber is ready to connect all plumbing.
- 8) Once plumbing is connected – it is MANDATORY to have the water meter installed. *Water and sewer billing be begin on the day the meter is picked up from the City . A bill will be issued during the next billing cycle. The Urbana Public Works department is the ONLY person(s) allowed to turn on the water supply from the curb box.*
- 9) NO building may be occupied prior to the final building and utility inspections and the issuance of an Occupancy Permit by the City of Urbana.
- 10) A re-inspection fee of \$30.00 in addition to the building permit fee may be required if the Building Inspector is notified that required work is ready for inspection and the work has not been completed at the time of the scheduled inspection.
- 11) If there are any questions regarding the City Code of Ordinance Building Code or Zoning Ordinances contact Building Inspector, Jerry Michael, at 443-5328. If you have any questions regarding the placement of water and sewer service lines contact Urbana Public Works, Trent Kramer, at 443-2171.

Jerry N. Michael
Building Inspector
Residence Phone: 319-443-5328

Trent Kramer
Public Works Director
Shop: 319-443-2171

PROJECT ADDRESS: _____

1. Show side streets, if any, on proper side.
2. Show plan detail of fence thus x—x—x—x—x—x—x
3. Describe fence; show dimensions, where it starts, runs, and stops.
4. Show location of accessory buildings from house and the lot lines.
5. Show location of all easements.



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>
RESIDENTIAL		
Single Family Residence Permit includes attached garage, porch and/or deck.	Up to, but not exceeding 3000 sq. ft.	\$425.00
	Each additional 1000 sq. ft.	\$200.00
Multi-family	Per 1000 sq. ft.	\$250.00
Mobile Home	Per unit	\$175.00
RESIDENTIAL GARAGES, CARPORTS		
	Under 860 sq. ft.	\$125.00
RESIDENTIAL GARAGES—OVERSIZE		
	Per 1000 sq. ft.	\$175.00
GARAGES—Multi-family, detached		
Single structure divided into multiple garage units	1000 sq. ft. or less	\$250.00
	Each additional 1000 sq. ft.	\$ 50.00
GARAGES—Commercial storage		
Includes commercial structures with unfinished interior	Per 1000 sq. ft.	\$250.00
DRIVEWAYS—repair and replacement		
		\$25.00
MINOR PROJECTS		
(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
FENCES		
	Up to 250 lineal feet	\$ 45.00
	Over 251 lineal feet	\$ 60.00
POOLS/HOT TUBS – barriers required		
	All permanent pools	\$100.00
RESIDENTIAL ADDITIONS		
	Up to 600 sq. ft.	\$225.00
	601—1800 sq. ft.	\$300.00
	Over 1800 sq. ft.	\$375.00
REMODELING - The installation and/or removal of materials from the framing, wiring and/or ventilation elements of a building		
Base Remodel Permit Fee		\$100.00
Add for HVAC, Plumbing each		\$ 50.00 each
COMMERCIAL, INDUSTRIAL		
	Per 1000 sq. ft.	\$275.00
SIGNS/BILLBOARDS		
	Up to 400 sq. ft.	\$ 60.00
	Over 401 sq. ft.	\$125.00
ELECTRICAL PERMIT---www.dps.state.ia.us/fm/electrician/index.shtml		
<u>UTILITY CONNECTION FEES</u>		
RESIDENTIAL – Connection to municipal systems		
WATER SYSTEM CONNECTION	Fee per unit	\$950.00
SEWER SYSTEM CONNECTION	Fee per unit	\$950.00
COMMERCIAL OR INDUSTRIAL - Connection to municipal systems		
WATER SYSTEM CONNECTION	Fee per unit	\$900.00
SEWER SYSTEM CONNECTION	Fee per unit	\$900.00
<u>SPECIAL SERVICES FEE</u>		
NEW CONSTRUCTION ONLY	Per Building Permit	\$200.00

Appendix A to the Zoning Ordinance of the City of Urbana, IA

Zoning District	Principal Use	Minimum Lot Area	Off Street Parking Requirement	Maximum Building Height	Minimum Lot Frontage	Minimum Front	Yard Side	Depth Corner	Rear
R-1 Single Family	Dwellings Accessory Bldgs Non Dwellings	8750 sq ft 8750 sq ft 1 acre	Two per Unit NA As Needed*	35 Feet 9 Feet 35 Feet	70 Feet 70 Feet 150 Feet	25 Feet Behind Prin. Structure 50 Feet	7 Feet 7 Feet 25 Feet	25 Feet 25 Feet 45 Feet	25 Feet 7 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	Same as R-1	Same as R-1	Same as R-1	Same as R-1
R-2 Moderate Density	Single Family Dwellings Two Family Dwellings Day Nursery **** Accessory Bldgs	7500 Sq Feet	Two per Unit NA	35 Feet 9 Feet	60 Feet ++	25 Feet Behind Prin. Structure	6 Feet 7 Feet	25 Feet 25 Feet	25 Feet 7 Feet
R-2 Moderate Density Continued	Multi-Family Dwellings ****	1 Acre	Two per Unit	35 Feet	80 Feet	35 Feet	10 Feet	30 Feet	40 Feet
R-2 Moderate Density Continued	Non Dwellings	1 Acre	As Needed*	35 Feet	150 Feet	50 Feet	25 Feet	45 Feet	50 Feet
R-2 Moderate Density	Boarding & Lodging Houses	7500 Sq Feet	As Needed*	35 Feet	80 Feet	35 Feet	10 Feet	30 Feet	40 Feet
R-3 Medium Density	Single & Two Family Dwellings Accessory Bldgs	7500 Sq Feet	Two per Unit NA	45 Feet 9 Feet	80 Feet	30 Feet Behind Prin. Structure	10 Feet 10 Feet	30 Feet	35 Feet 10 Feet
R-3 Medium Density Continued	Multi-Family & Multi-Family Apartment House Office Building	1 Acre	Two per Unit	45 Feet	80 Feet	30 Feet	10 Feet	30 Feet	35 Feet
R-3 Medium Density Continued	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 the effective date of this ordinance are exempt from 60 foot minimum requirement.

**** Any building, structure, or accessory shall be at least 30 foot from any other principal building on any other lot in a residential district. Fence play lot of 1000 sq. feet for the first 20 or fewer children plus additional 25 sq feet 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

Zoning District	Principal Use	Minimum Lot Area	Off Street Parking Requirement	Maximum Building Height	Minimum Lot Frontage	Minimum Front	Yard		Rear
							Side	Depth	
C-1 Commercial	Any use allowed in R-3 District except mobile home parks. Other uses permitted. + **	7500 Sq Ft	As Needed	35 Feet	50 Feet	45 Feet	None except if adjoining any R-District, then not less than 25 feet.		25 Feet
C-2 Central Business Commercial	Any use allowed in C-1 District Printing or Publishing Houses Other Uses **	None Required	None Required	35 Feet	None Required	10 Feet	5 Feet. If adjoining any R-District then not less than 10 feet	10 Feet	10 Feet. If adjoining any R-District then not less than 15 feet
M-1 Light Industrial	Any use allowed in C-District Industrial, manufacturing, major repairs, processing, storage and est. & services **	10,000 Sq Feet	As needed *	45 Feet	75 Feet	45 Feet	10 Feet	30 Feet	45 Feet
M-2 General Industrial	Any use not authorized in any other district, if it is not a nuisance +++	1 Acre	As needed *	45 Feet ++	200 Feet	40 Feet	20 Feet	40 Feet	40 Feet

- + The principal building for drive-in eating and drinking establishment, summer gardens, and road houses, including entertainment and dancing, shall be at least 200 feet from any R district. Any exercising runway or pasture for animal hospitals, veterinary clinics or kennels shall be at least 200 feet 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 feet 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 Council approval following Planning and Zoning recommendation & public hearing.
- All principal and/or accessory buildings or structures (including loading/unloading facilities) shall be at least 300 feet from any R-District and not less than 150 feet from any other district except M-1 Districts.