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 that 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.

CITY OF URBANA BUILDING PERMIT FEE STRUCTURE

(The area of all projects of 1000 sq. ft. or g		• '
TYPE OF CONSTRUCTION RESIDENTIAL	SIZE	COST
Single Family Residence Permit includes attached	Up to, but not exceeding 3000 sq. ft.	\$425.00
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
RESIDENTIAL GARAGES, CARPORTS	Under 860 sq. ft.	\$125.00
RESIDENTIAL GARAGES—OVERSIZE 860 sq, ft, or larger	Per 1000 sq. ft.	\$175.00
GARAGES—Multi-family, detached Single structure divided into multiple garage units	1000 sq. ft. or less Each additional 1000 sq. ft.	\$250.00 \$ 50.00
GARAGES—Commercial storage Includes commercial structures with unfin	Per 1000 sq. ft. nished interior	\$250.00
DRIVEWAYS-repair and replacement		\$25.00
MINOR PROJECTS	Up to 250 sq. ft.	\$ 75.00
(Deck, porch, gazebo, utility building) Portable utility building under 121 sq ft exempt	Over 251 sq. ft.	\$100.00
FENCES	Up to 250 lineal feet Over 251 lineal feet	\$ 45.00 \$ 60.00
POOLS/HOT TUBS – barriers required	All permanent pools	\$100.00
RESIDENTIAL ADDITIONS	Up to 600 sq. ft. 601—1800 sq. ft. Over 1800 sq. ft.	\$225.00 \$300.00 \$375.00
REMODELING - The installation and/or removal elements of a building	of materials from the framing, wiring and/or vo	entilation
Base Remodel Permit Fee Add for HVAC, Plumbing each		\$100.00 \$ 50.00 each
COMMERCIAL, INDUSTRIAL	Per 1000 sq. ft.	\$275.00
SIGNS/BILLBOARDS	Up to 400 sq. ft. Over 401 sq. ft.	\$ 60.00 \$125.00
ELECTRICAL PERMITwww.dps.state.ia.us/fi	n/electrician/index.shtml	
UTILITY CONNECTION FEES		
RESIDENTIAL — Connection to municipal system WATER SYSTEM CONNECTION SEWER SYSTEM CONNECTION	s Fee per unit Fee per unit	\$950.00 \$950.00
COMMERCIAL OR INDUSTRIAL - Connection WATER SYSTEM CONNECTION SEWER SYSTEM CONNECTION	n to municipal systems Fee per unit Fee per unit	\$900.00 \$900.00
SPECIAL SERVICES FEE NEW CONSTRUCTION ONLY	Per Building Permit	\$200.00

BUILDING PERMIT PROCEDURE CITY OF URBANA, IOWA

- Fill out application <u>completely</u>, 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. The City of Urbana requires 1" type K copper service lines from the shut off valve into the home.
- 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.
- a) Applications for <u>new construction</u> 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 (319.560.8689) 24 HOURS PRIOR to any inspection needed.

BUILDING	PLUMBING	ELECTRICAL	MECHANICAL
Setback Footing Foundation Framing Gypsum Board Final/Occupancy House number Other	Groundwork: Rough Final Other	Inspections are handled by the State of Iowa Please call Greg Grant 319.350.2404	Rough Air Test Final Other
Onici			

City of Urbana 102 Capitol Avenue Urbana, Iowa 319.443.2400

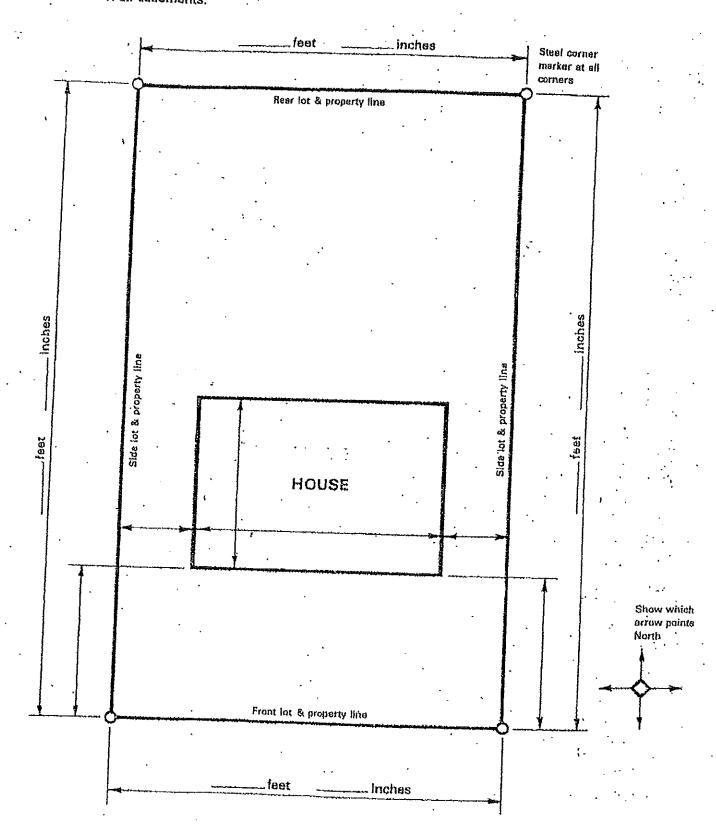
APPLICATION FOR BUILDING AND SERVICES PERMIT

PERMIT NO _____

Th	e undersigned hereby m	akes application for a	ll necessary building and	services for the follow	wing:
	APPLICANT INFORMA				•
	A I A A APT				
			A		
	PHONE: DAVS: (VENINGS: ()		
	ADDRESS OF BUILD	UNIC SITE:	VEININGS: 1		
	LEGAL LOT DESCRI	DTION (from the obet	ract):		
	CONTRACTOR INFOR	MATION:	ract).		
	NAME:				
	ADDRESS:		444		
	PHONE: DAYS: (EVENINGS: ()		
	BUILDING OR IMPROV	L	ON:		
	PROPOSED LISE OF		ON.		
	CORNER LO	T INTERIOR LOT			
	CLASS OF WORK:	I INTERIOR LOT			
	NEW	ADDITION	DEOK		
		ADDITION	DECK	PORCH	
	MOVE DESCRIBE WORK:	TEMPORARY	ALTERATION	REPAIR	POOL [
		NO.			
	BUILDING DIMENSIC				
	CONSTRUCTION SC	MEDULE:	Beginning date:		
7011	(PERIVITI EXPIRES 6	MONTHS FROM ISS	UE) Completion date:		
ZONI				ZONE:	
43	MINIMUM	REQUIRED	SUBMITTED	PLEASE INDICA	
1)	LOT SIZE (SQ FT)		WHI.	SQUARE FOOT	AGE FOR:
2)	FRONTAGE		******	RESIDENCE	
3)	FRONT YARD DEPTH		-	2 ND FLOOR	
4)	LEFT SIDE YARD			GARAGE	
5)	RIGHT SIDE YARD			PORCH	
6)	REAR YARD DEPTH	***************************************		DECK	
7)	MAXIMUM HEIGHT			TOTAL	
This a	application and any permi	it that may be granted	in response thereto are	subject to all the laws	of the State of
lowa a	and all ordinances of the	City of Urbana, Iowa,	that may have a bearing	on the same.	
Reme	mber, when construction	requires digging, all s	surfaces on public proper	ty and City Right of V	Vav must be
restor	ed to their original condit	ion, and all construction	on personnel working on	Public Property or in	the City Right of
way r	nust be bonded by the C	ity. Before digging, pl	ease remember to call IC	WA ONE CALL at 1-	800-292-8989 for
under	ground utility locations.				
DRAW	SKETCH OF LOT ON BACK:	INDICATE NAMES OF ST	REETS, ALLEYS (if known), UT	ILITY EASEMENTS, DEC	KS. PATIOS.
DRIVE	WAYS, SIDEWALKS (when he	cessary). BUILDING SIZE /	AND LOCATION LOT SIZE A	VID ALL FOOTAGES FRO	MIOTINECTO
SHEO	L LKOLO9ED COM [KOC 110]	N. (ALL DEMENSIONS NE	ED TO BE INCLUDED ON THE OOTAGE OF WATER AND SE	IS MAP I ALSO ON DDO	POSED NEW
301111	NOTION, THOI EIGHT EOOM	BUILDING PLANS MUST	ALSO BE ATTACHED TO THE	S FORM	
				OT OKM.	
	The undersigned herel	ov understands and a	grees to all conditions co	ntained on this applie	otion Any
	incomplete application	will be denied until s	uch time as it is complete	ntained on this applic	ation. Any
	PLOT PLAN DRAWING ATT	rached	SURVEY ATTA	a property. ACHED	
			OURVET ATTA	TOTILD	
	APPLICANT:		DATE		
			DAIL,		
			FOR CITY USE ONLY		
	FEE: DATE P	AID: (DUI	E WHEN SUBMITTING APPLIC	CATION)	
	DATE APPLICATION APPR	OVED:			
	DATE APPLICATION DENIE REASON FOR DENIAL:	υ	<u></u>		
	FORM REQUEST TO BOAR	RD OF ADJUSTMENT:		DATE:	
				VI (1 = 4	
	SIGNATURE OF ZONING	OFFICER	010	NATURE OF BUILDING II	INDECTOR
	SISING CONTROL CONTINUE	O1 1 10E1	SIG	STATE OF THE RUBBLISH OF THE	VINE LEGIE

PROJECT ADDRESS:

- 1. Show side streets, if any, on proper side.
- Show plan detail of fence thus 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.
- Show location of all easements.



			ppendix A to the Z	oning Ordina Maximum	uce of the City	Minimum	Yard	Depth	
Zoning · · · · · · · · · · · · · · · · · · ·	Principal Use	Minimum : Lot Area	Parking Requirement	Building Height	Lot Frontage	Front	Side	Corner	Rear
R-1 Single Family	Dwellings Accessory Bidgs 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-	Same as R-1	Same as R-1	Same as R-1	Same as R-
R-2 Moderate Density	Single Family Dwellings Two Family Dwellings	7500 Sq Feet	Two per Unit	35 Feet	60 Feet **	25 Feet	6 Feet	25 Feet	25 Feet
Density	Day Nursery ***		NA	9 Feet		Behind Prin. Structure	7 Feet	25 Feet	7 Feet
R-2 Moderate Density	Accessory Bidgs Multi-Family Dwellings ****	1 Acre	Two per Unit	35 Feet	80 Feet	35 Feet	10 Feet	30 Feet	40 Feet
Continued 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	Single & Two Family	7500 Sq Feet	Two per Unit	45 Feet	80 Feet	30 Feet	10 Feet	30 Feet	35 Feet 10 Feet
Density	Dwellings Accessory Bidgs		NA	9 Feet		Behind Prin, Structure	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

Modified May 13th, 2009

Zoning District	Principal Use	Minimum Lot Area	Off Street Parking Requirement	Maximum Building Height	Minimum Lot Frontage	Wimmum Front	Yard Side	Depth Corner	Rear
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.