

## ARTICLE 6: DEVELOPMENT STANDARDS

### SECTION 6.1.11 • CLEAR VISION AREA

No structure, wall, fence, shrubbery, or trees shall be erected, planted or maintained on any lot which will obstruct the view of the driver of a vehicle approaching an intersection; excepting that shrubbery and low retaining walls not exceeding thirty (30) inches in height above the curb level and trees where all branches are not less than eight (8) feet above the street level will be permitted. In the case of corner lots, this shall also mean that there shall be provided an unobstructed triangular area formed by the street property lines and a line connecting them at points twenty five (25) feet from the intersection of the pavement edge lines, or in the case of a rounded corner, from the intersection of the street property lines extended.

### SECTION 6.1.12 • MINIMUM DISTANCE BETWEEN RESIDENTIAL BUILDINGS

The sum of the minimum required side yards for single family residential buildings on two (2) lots which abut each other along a common side lot line shall be not less than the total of the two (2) required side yards of either of the lots.

### SECTION 6.1.13 • FENCE, WALL, AND PRIVACY SCREENS

Fences, walls, or privacy screens shall conform to the following:

- A.** Fences, walls, or privacy screens in Single Family Residential districts shall not exceed six (6) feet in height above grade. Fences or walls are permitted within a front yard, provided that they do not exceed thirty (30) inches in height. All fences which are a part of any deck structure shall not exceed 4 feet in height above the surface of the deck. All such fences shall be subject to the following conditions:
  1. Those side yards that have a common street line with front yards in the same block shall be treated as front yards and shall not have a fence, wall, or privacy screen over thirty (30) inches in height erected within the minimum front yard setback.
  2. On corner lots with a common rear yard relationship within the block, fences, walls, or privacy screens shall not be higher than forty-two (42) inches within ten (10) feet of the street right-of-way line.
  3. Fences, walls, or privacy screens which serve as architectural or decorative landscaping and are not used to enclose property and/or are not placed on common lot lines, may be erected within the provisions of the minimum yard requirements for said yard as specified in the subject zoning district.
- B.** Fences, walls, or privacy screens which enclose public or institutional playgrounds shall not exceed six (6) feet in height above grade, and shall not obstruct vision to an extent greater than 25 percent of their total areas.
- C.** Fences, walls, or privacy screens shall not contain barbed wire, electric current or charge of electricity; provided, however, that fences in the I-1 District which enclose storage areas may have barbed wire connected therewith, provided such barbed wire is located more than six (6) feet above grade and not visible from

a public or private street.

- D.** Fences, walls, or privacy screens shall be maintained in good condition, so as not to endanger life or property. Such maintenance shall be the responsibility of the owner of the property on which the fence or wall is located. Rotten, crumbled or broken components shall be replaced, repaired or removed, and exposed surfaces shall be painted, stained or similarly treated. Failure to maintain a fence in conformance to the standards of this Section shall be deemed a violation of this Ordinance.
- E.** The erection, construction or alteration of any fence, wall or privacy screen as defined herein, shall be constructed within all municipal codes and shall require a building permit.

### SECTION 6.1.14 • TEMPORARY AND PORTABLE BUILDINGS, USES, STRUCTURES AND SPECIAL EVENTS

The Planning Commission may permit temporary buildings, structures, and uses for a period of six (6) months provided that all requirements and conditions are met, as are the relative to the type of structure and use, the timing and arrangements for termination and removal. The Planning Commission may modify the six (6) month time period based on unique circumstances, however in no case shall the approval be granted for more than 12 months. The Planning Commission may require safeguards related to setbacks, screening, off street parking which are considered necessary to protect the health, safety, welfare and comfort of inhabitants of the Village. Mobile homes, mobile or temporary offices, trucks, truck trailers, vans or other passenger vehicles or trailers shall not be used for storage, warehousing, retail sales, service or offices, except by approval of the Planning Commission and subject to conditions imposed by the Planning Commission.

### SECTION 6.1.15 • STORAGE OF OBNOXIOUS MATTER IN OPEN CONTAINERS PROHIBITED

No garbage, filth, refuse or other obnoxious matter shall be kept in open containers, piled or laid on the open ground; and all containers shall be stored in such a way so as not to be visible from any street.

### SECTION 6.1.16 • SOIL EXCAVATION OR FILLING

- A.** The deposit or burying of garbage anywhere in the Village of Oxford is expressly prohibited.
- B.** The use of land for quarry excavation and the removal or filling of topsoil, sand, gravel or other material from or on the land is not permitted in any zoning district unless a plan for such excavation or filling has first been filed with and a building permit is obtained from the Building Official. Before issuing a permit, the Building Official shall determine that such removal will not cause stagnant water to collect or, at the expiration date of such permit, leave the surface of the land in an unsuitable condition or cause the land to be unfit for other uses permitted in the district in which the removal or filling occurs; and that such fill or removal will not cause water or other materials to encroach on any public street, sidewalk, or adjacent property not owned by the applicant. When appropriate, the Building Official may require that such fill or excavation areas are