

**AN ORDINANCE**

AN ORDINANCE BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AMENDING THE TEXT OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF GRIFFIN, GEORGIA BY AMENDING ARTICLE 6, SECTION 606, REGULATION OF FENCES, TO PROMOTE THE GENERAL HEALTH, SAFETY AND WELFARE OF THE RESIDENTS OF THE CITY BY REGULATING THE HEIGHT, LOCATION, DESIGN, CONSTRUCTION AND MAINTENANCE OF FENCES AND TO PROVIDE AN EFFECTIVE DATE; TO PROVIDE FOR SEVERABILITY; TO RESTATE AND REAFFIRM THE UNIFIED DEVELOPMENT CODE OF GRIFFIN, GEORGIA, AS MODIFIED HEREBY; TO REPEAL ALL CODE PROVISIONS, ORDINANCES, OR PARTS THEREOF, IN CONFLICT HERewith; AND FOR OTHER PURPOSES.

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF GRIFFIN, GEORGIA, AND IT IS ESTABLISHED AS FOLLOWS:**

Section 1. The Code of Ordinances of the City of Griffin, Georgia, is hereby amended at Article 6, Section 606, by amending the following:

ARTICLE VI. – Site Design and Architectural Standards

606 – Regulations of Fences

606 A – Chain Link Fences.

In all zoning districts, chain link or other woven wire fences are prohibited in a front yard.

606 B – Fences

(a) *Intent.* This section is intended to promote the general health, safety and welfare of the residents of the city by regulating the height, location, design, construction and maintenance of fences within the city limits.

(b) *Definitions.* For purposes of administering this section, the following interpretations and definitions shall apply; words and terms not explicitly defined in this section shall have the meanings given in Article 2 – Interpretations and Definitions, and words and terms not explicitly defined in this section or in Article 2 – Interpretations and Definitions shall have the meanings given by common use.

*Fence.* A structure serving as an enclosure, a barrier, or a boundary, usually made of posts or stakes joined together by boards, wire or rails.

*Fence height.* The vertical dimension from the natural ground level to the top of the fence measured at any point along the length of the fence.

*Natural ground level.* The level of the ground prior to any recent manmade changes in the elevation of the ground. For purposes of administering this section, "natural ground

level" shall also include the level of the ground established on any site plan or landscape plan approved in accordance with the city's review process for site plans and subdivision plats.

*Yard, front.* An unoccupied area extending the full width of the lot located between the front line and the front yard setback line.

(c) *General standards, Residential.*

(1) No fence located in a front yard shall exceed four (4) feet in height above the ground level on property.

(2) No fence located in the rear yard shall exceed eight (8) feet in height above the adjoining residentially zoned ground level.

(3) No fence shall encroach into the public right-of-way.

(4) Corner lots have two (2) front yards and the same regulations and restrictions on fences in the front yard apply to the yard areas adjacent to both streets.

(5) Materials used for fences in the front yard must be ornamental in design and constructed with materials such as brick, masonry, picket or split rail. Materials shall not restrict the view through such fence by more than 50 percent of the total barrier as viewed from the street.

(6) It shall be the responsibility of the owner of the property on which a fence is located to maintain the fence in good and proper repair so that at all times it presents a neat and orderly appearance to surrounding property owners and to the general public.

(d) *General standards, Commercial and Industrial.*

(1) Whenever screening is required by this ordinance, a durable masonry wall, or fence and hedge of sufficient opacity to provide a visual blind designed to be compatible with the character of adjoining properties, shall be provided. Such fences and/or walls shall be at least six (6) feet in height, but no greater than eight (8) feet in height, measured from the ground along the common lot lines of the adjoining properties.

(2) Barbed wire fence material shall be allowed on property zoned PCD or PID. No fence or portion of a fence shall exceed eight (8) feet in height. Concertina (razor) wire shall be prohibited.

(3) Corner lots have two (2) front yards and the same regulations and restrictions on fences in the front yard apply to the yard areas adjacent to both streets.

(4) It shall be the responsibility of the owner of the property on which a fence is located to maintain that fence in good and proper repair so that at all times it presents a neat and orderly appearance to surrounding property owners and to the general public.

(e) *Permits.* A building permit shall be required for the construction or alteration of any fence. As a part of the permitting process, the building official shall review plans, issue permits, inspect installations, and secure compliance with the requirements of this section. All fences in the city

must comply with the provisions of this section.

Section 2. All Unified Development Code sections, any ordinances, or parts thereof, in conflict with the foregoing are expressly repealed.

Section 3. Should any provision of this ordinance be rendered invalid by any court of law, the remaining provisions shall continue in force and effect until amended or repealed by action of the municipal governing authority.

Section 4. Except as modified herein, The Unified Development Code of Griffin, Georgia, is hereby reaffirmed and restated. The codifier is hereby granted editorial license to include this amendment in future supplements of said Code by appropriate section, division, article or chapter.

Section 5. This ordinance shall become effective immediately upon adoption.

Public Hearing and Reading: May 8, 2018