

7.5.602: APPLICATIONS:

- A. Amendments To The Text Of This Zoning Code: Amendments to the text of this Zoning Code may be initiated by the Community Development Department, the City Council, Planning Commission, or the Mayor.
- B. Establishment Or Change Of Zone District Boundaries: A proposal for the establishment or change of zone district boundaries may be initiated by the property owner(s) or lessee(s), their agent(s), person(s) who have contracted to purchase the property contingent upon their ability to acquire the necessary permits, the agent(s) of such person(s), City Council, the Planning Commission, a City Council appointed review board in accord with an approved FBZ regulating plan, the Historic Preservation Board, or the Manager of the Community Development Department.
- C. Filing: An application for an amendment to the text of this Zoning Code or the establishment or change of zone district boundaries shall be filed with the Community Development Department in accord with the requirements listed in part 2 of this article. (Ord. 94-107; Ord. 01-42; Ord. 09-80; Ord. 11-19; Ord. 12-24)

7.4.102: GENERAL STANDARDS:

These standards shall apply to all new construction or modifications to an existing structure which is fifty percent (50%) or more of the existing floor area. No permit shall be approved unless it conforms to all of the applicable standards listed in this section.

- A. Fences: Except in a TND and HS overlay zone, fences or walls six feet (6') or under in height may be placed anywhere on the property except within established preservation areas. Fences within preservation areas are subject to development plan approval to establish appropriate locations. All fences must comply with the corner visibility regulations described in this section. Fences or walls over six feet (6') are considered accessory structures and must meet accessory structure setback requirements and receive a building permit for construction. Fence height shall be measured from the top of the fence to the natural grade on both sides; if the height on the two (2) sides varies then the higher of the two (2) measurements shall be used in determining the height of the fence. See article 3, part 9 of this chapter for fence heights in front yard setback areas in the TND zone. Alternate requirements for fencing may be included as a part of an FBZ regulating plan.