

ORDINANCE 2020-4

AN ORDINANCE REGULATING THE USE OF FENCES AND LIMITING THE AMOUNT OF A RESIDENTIAL LOT THAT MAY BE COVERED BY AN IMPERVIOUS SURFACE

The Common Council of the City of Arcadia, Wisconsin, do ordain as follows:

SECTION 1. The following definitions are hereby created under Section 425-3 of the City of Arcadia Code of Ordinances to read:

FENCE

An enclosed barrier consisting of wood, stone, metal, or any synthetic polymer such as pvc or nylon that is intended to prevent ingress or egress.

IMPERVIOUS SURFACE

An area that releases as runoff all or a large portion of the precipitation that falls on it, except for frozen soil. Rooftops, sidewalks, driveways, gravel or paved parking lots, and streets are examples of surfaces that typically are impervious.

OPEN FENCE

A fence in which openings between the materials of which the fence is constructed represent not less than 40 percent of the total surface of the fence when viewed perpendicular to the face of the fence.”

SECTION 2. Section 425-19C(2) of the City of Arcadia Code of Ordinances is amended to read:

“(2) Fences shall be restricted as follows:

- (a) Fences may be constructed up to the lot line in any rear or side yard of a lot. Fences in any front yard may be constructed up to a height of 4 feet. All portions of the fence shall be constructed on the property owner's lot.
- (b) The maximum height of any fence constructed within a vision clearance triangle, as defined herein, shall be 2 1/2 feet, notwithstanding any provision to the contrary contained herein.
- (c) Subject to Subsection C(2)(b), the maximum height of a fence constructed or modified after the effective date of this chapter shall be six feet.
- (d) The unfinished side of any fence, indicated by, including but not limited to, exposed fence posts, unpainted wood or other materials, exposed nails, exposed screws, or exposed joints, shall face the interior of the lot and shall not face outward towards a neighbor's property or a public street, road, or highway.
- (e) Any fence that is constructed in the front yard of any lot must be an open fence.
- (f) No fence shall be constructed of unsightly or dangerous materials which would constitute a nuisance.”

SECTION 3. Section 425-20 of the City of Arcadia Code of Ordinances is created to read:

“§ 425-20 Coverage of Yards by Impervious Surfaces.

A. Limitation in general. No lot in the R Residential District, R-2 Residential-2 District, or any lot used for residential purposes in any other zoning district, except for the M Multiple Residential District, shall be permitted to have more than 40% of the total surface area of the lot covered by an impervious surface.

B. Limitation for front yards. No front yard in the R Residential District or R-2 Residential-2 District shall be permitted to have more than 25% of its total surface area covered by an impervious surface.

C. Limitation in M Multiple Residential District. No lot in the M Multiple Residential District shall be permitted to have more than 60% of the total surface area of the lot covered by an impervious surface.”

SECTION 4. This Ordinance #2020-4 shall take effect upon passage and publication as provided by law.

ADOPTED at a regular meeting of the City of Arcadia Common Council this 19th day of February, 2020.

CITY OF ARCADIA

By: 

Robert Reichwein, Mayor

ATTEST: 

Angela Berg, Clerk

Public hearing notice

First insertion: January 29, 2020

Second insertion: February 5, 2020

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