

2. When the conditional use permit and required development plan have been approved by the Planning Commission and City Council, the building official shall issue applicable building permits to proceed with the RV park. If it shall be found that the holder of said permit has violated or caused to be violated any provision of this article, concerning either construction or operation, the City shall have the power to revoke the authority for operation of the RV park.

E. Effective Date.

After the effective date of these regulations, no new RV park shall be established or operated and no existing RV park shall be expanded or altered, except in accordance with these regulations and under permit from the zoning administrator.

Sec. 27-907 Fences.

No fence shall be constructed within the zoning jurisdiction of the City unless it is constructed in conformance with the following requirements:

- A. A fence or wall may project into or enclose any required front, side or rear yard subject to access requirements of any established easement and in accordance with the following:
 1. The maximum height of fences or walls that project into any front yard shall be no more than three feet high at the grade from the right-of-way edge. Except that fences such as chain link, split rail and others that allow visibility through at least 50 percent of their area may be four feet high.
 2. The maximum height of fences or walls that project into side yards shall not exceed six feet in height at the grade of the nearest wall of the principal structure.
 3. A fence in excess of three feet in height shall not extend beyond the front of any principal structure located on adjacent parcels except as set out above and the required front yard setback must be maintained.
 4. The maximum height of fences or walls that project into rear yards shall not exceed six feet in height at the grade of the nearest wall of the principal structure unless otherwise required.
 5. In an industrial district, fences or walls needed for security and safety shall not exceed eight feet in height in any yard, except as may be otherwise permitted.
 6. Where a residential structure is on a corner lot, a solid fence six feet in height may be constructed in the side street front yard subject to the following:
 - a. If the side street front yard is adjacent to the front yard of an adjacent lot, then the fence must not project nearer to the side street than the front exterior wall of the adjacent building.
 - b. The fence shall not project beyond the property line nor into a city right-of-way.

- c. The fence shall not extend nearer to the front street lot line than the front wall of the principal building.
 - d. The fence shall not extend into any sight triangle as defined in these regulations.
 - e. The fence shall not exceed a height of six feet as measured at the average highest adjacent grade.
 - f. The zoning administrator shall establish which yard is the side street front yard.
7. Except as otherwise set forth in this code, permitted materials for fences on all properties shall include:
- a. new lumber and new wood boards;
 - b. rustic wood;
 - c. chain link;
 - d. wrought iron and decorative aluminum;
 - e. vinyl;
 - f. brick and masonry;
 - g. stone, rock and concrete block;
 - h. stucco;
 - i. welded wire; and
 - j. any generally accepted fencing materials commonly used in the fencing industry.
8. Prohibited materials shall include but not be limited to:
- a. sheet metal;
 - b. metal building siding and roofing materials;
 - c. corrugated metal or fiberglass;
 - d. barbed wire except as may be permitted for security requirements;
 - e. chicken wire;
 - f. plywood;
 - g. scrap wood;
 - h. scrap metal;
 - i. canvas, nylon or other non-rigid material or fabric;
 - j. cast-off, secondhand or other materials not originally intended to be used for constructing or maintaining a fence; and
 - k. stock fences.
9. The zoning administrator may require a photograph or sketch of the proposed fence.
10. All new fence construction must provide the approved fencing materials. An application for the construction of a fence shall be made on forms supplied by the Planning and Development Department. Upon approval of the application and payment of the required fee for a building permit, the Building Official and zoning administrator shall issue a permit.

B. Electric Fences.

No electric fence shall be constructed or maintained within the City of Hutchinson zoning jurisdiction except in the TA District, subject to review and approval by the zoning administrator.

C. Facing.

The finished surface of all fences shall face outward from the property. However, in the case of two or more property owners wishing to share a common fence line between their properties, said property owners shall jointly determine upon which side of the common fence line the finished face of the fence shall be placed. Such determination shall be consistent for the entire length of the common fence line.

D. Effective Date.

Any existing fence which was in conformity with the provisions of any previous ordinance and which was in place as of the date of adoption of these regulations may remain without change, notwithstanding same may be in conflict with one or more provisions of these regulations. However, any replacement or change consisting of more than 50 percent of said existing fence or addition of a new fence shall meet the requirements of these regulations.

Sec. 27-908 Landscaping Requirements.

A. Intent.

The purpose of these regulations is to foster an attractive community through the installation of economically responsible and climatically appropriate landscaping. The City recognizes the value of landscaping in achieving the following goals:

1. Promote the enhancement of Hutchinson's urban forest;
2. Promote the reestablishment of vegetation in urban areas for health, ecological, and aesthetic benefits;
3. Provide new planting in harmony with natural vegetation and careful grading;
4. Provide greenery to visually soften paved areas and buildings, while being sensitive to safety concerns;
5. Promote compatibility between land uses by reducing the visual, noise and lighting impacts of specific development on users of the site and surrounding properties;
6. Screen certain unsightly equipment or materials from the view of persons on public streets or surrounding properties;
7. Unify development and enhance and define public and private places;
8. Encourage xeriscape principles in the preparation of landscape plans;
9. Provide an overall planting scheme that will:
 - a. Reduce soil erosion and the volume and rate of discharge of stormwater runoff;
 - b. Promote ground water recharge;
 - c. Aid in energy conservation by shading and sheltering structures from energy losses caused by weather and wind;
 - d. Mitigate the loss of natural resources;
 - e. Provide visual screens and buffers that mitigate the impact of a land use on a neighborhood to preserve the appearance, character and value of existing neighborhoods;
 - f. Reduce glare, noise and heat; and