

**PUBLIC  
HEARINGS**

Notice thereof having been published in accordance with law and affidavit of publication being on file in the Office of the City Clerk, Mayor McCarty called for the Public Hearing to consider the City Planning Commission's recommendation to amend Chapter 27 of the Lodi City Code as it relates to zoning (Fence, Hedge and Wall Requirements and Restrictions)

The matter was introduced by Community Development Director Schroeder, Mr. Schroeder also presented diagrams for Council's perusal.

There were no persons in the audience wishing to speak on the matter and the public portion of the hearing was closed.

**CHAPTER 27  
OF CITY  
CODE AMENDED  
AS IT RELATES  
TO ZONING  
(FENCE, HEDGE  
AND WALL  
REQUIREMENTS  
AND RESTRICTIONS)**

Councilman Pinkerton then moved for introduction of Ordinance No. 1242 - "Ordinance amending Chapter 27 of the Lodi City Code as it relates to zoning (Fence, Hedge and Wall Requirements and Restrictions)." The motion was seconded by Councilman Katnich and carried by unanimous vote.

**ORD. NO. 1242  
INTRODUCTION**

Notice thereof having been published and posted in accordance with law and affidavit of publication and posting being on file in the office of the City Clerk, Mayor McCarty called for the Public Hearing to consider the abandonment of the north-south alley bounded by Church Street, Olive Court, Pleasant Avenue and Daisy Avenue, Lodi, California

The matter was introduced by Public Works Director Ronsko who presented a diagram of the subject area

Council was apprised that the Planning Commission at its October 12, 1981 meeting had recommended the subject abandonment with the condition that public utility easements be retained to cover utilities

There being no persons in the audience wishing to speak on the matter, the public portion of the hearing was closed

NOTICE OF PUBLIC HEARING BY THE CITY COUNCIL  
OF THE CITY OF LODI TO CONSIDER THE CITY  
PLANNING COMMISSION'S RECOMMENDATION TO  
AMEND CHAPTER 27 OF THE LODI CITY CODE AS IT  
RELATES TO ZONING (FENCE, HEDGE AND WALL  
REQUIREMENTS AND RESTRICTIONS)

NOTICE IS HEREBY GIVEN that on Wednesday, October 21,  
1981 at the hour of 8:00 p.m. or as soon thereafter as the  
matter may be heard, the Lodi City Council will conduct a public  
hearing in the Council Chambers, City Hall, 221 West Pine Street,  
Lodi, California, to consider the Planning Commission's recommenda-  
tion to amend Chapter 27 of the Lodi City Code as it relates to  
zoning (fence, hedge and wall requirements and restrictions).

Information regarding this item may be obtained in the  
office of the Community Development Director at 221 W. Pine  
Street, Lodi, California. All interested persons are invited  
to present their views either for or against the above proposal.  
Written statements may be filed with the City Clerk at any  
time prior to the hearing scheduled herein and oral statements  
may be made at said hearing.

Dated: September 16, 1981

By Order of the City Council

  
ALICE M. REIMCHE  
City Clerk

**DRAFT ORDINANCE**

**AN ORDINANCE AMENDING CHAPTER 27 OF  
THE LODI CITY CODE AS IT RELATES TO  
ZONING. (Fence, Hedge and Wall Re-  
quirements and restrictions.)**

**AS RECOMMENDED BY THE  
LODI CITY PLANNING COMMISSION  
ON SEPTEMBER 14, 1981**

ORDINANCE NO.

*Draft*

AN ORDINANCE AMENDING CHAPTER 27 OF  
THE LODI CITY CODE AS IT RELATES TO  
ZONING.

Be It Ordained By The Lodi City Council.

Section 1. Chapter 27, Section 27-9A - CS Commercial Shopping District - of the Lodi City Code is hereby amended to add a new Section (e) 5 as follows:

"Lots adjacent to residential zones, upon development for non-commercial purposes, shall be screened with a solid fence of wood, masonry, or such material as approved by the Director of Community Development, to a minimum of six feet in height and a maximum height of eight feet for the length of the boundary line between the two districts, excluding the required front yard or street side yard where the property shall be landscaped or screened by a three and one-half foot solid fence of the same material. All fencing erected under this section shall be maintained in good condition."

Section 2. Chapter 27, Section 27-10 - C-1 Neighborhood Commercial District - of the Lodi City Code is hereby amended to add a new Section (c) 2 as follows:

"FENCES, HEDGES and WALLS -- Non-residential uses in a C-1 District may have erected or grown a fence, hedge or wall to a maximum height of three and one-half feet in any required yard or street side yard or interior side yard to the depth of the required front yard, or to a maximum height of seven feet in any other required yard. Where a required yard is adjacent to another property classified for residential purposes, fences, hedges or walls may be erected or grown to a maximum height of eight feet, excluding the required front yard or side yard to the depth of the required front yard."

Section 3. Chapter 27, Section 27-11 - C-2 General Commercial District - subsection (d) Screening, of the Lodi City Code is hereby amended to read as follows:

"Lots adjacent to a residential zone, upon development for nonresidential purposes, shall be screened with a solid fence of wood, masonry, or such other material as approved by the *Director of Community Development*, to a minimum of six feet in height and a maximum height of eight feet for the length of the boundary line between the two districts, excluding the required front yard or street side yard where the property shall be landscaped or screened by a three and one-half foot solid fence of the same material. All fencing erected under this section shall be maintained in good condition."

Section 4. Chapter 27, Section 27-12 - C-M Commercial-Light Industrial District - is hereby amended to add a new Section (d)4 as follows:

"FENCES, HEDGES and WALLS -- Fences, hedges and walls may be grown or erected to a maximum height of seven feet in any required yard, or to a maximum height of eight feet where the required yard is adjacent to a residential zone boundary, excluding the required front yard or street side yard to the depth of the required front yard where the fence, hedge or wall may be grown or erected to a maximum height of three and one-half feet."

Section 5. Chapter 27, Section 27-12A M-1 Light Industrial District - subsection (b)2- Conditional Uses - is hereby amended to read as follows:

"The outside storage of materials, merchandise supplies, equipment, wastes, incineration, sewerage disposal, or the storage of dangerous materials. All outside storage that requires space in excess of two hundred square feet shall be enclosed with a solid, ornamental, screened, or uniformly-painted wooden fence of not less than six feet in height, nor greater than eight feet in height."

Section 6. Chapter 27, Section 27-12A M-1 Light Industrial District is amended to add a new subsection (f) - FENCES, HEDGES and WALLS, as follows:

"Fences, hedges and walls may be grown or erected to a maximum height of seven feet in any required yard, or to a maximum height of eight feet where the required yard is adjacent to a residential zone boundary, excluding the required front yard or street side yard to the depth of the required front yard where the fence, hedge or wall may be grown or erected to a maximum height of three and one-half feet."

Section 7. Chapter 27, Section 27-12B M-2 Heavy Industrial District is amended to add a new subsection (d)4 as follows:

"Lots adjacent to residential zones, upon development for nonresidential purposes, shall be screened with a solid fence of wood, masonry, or such other material as approved by the Director of Community Development, to a minimum of six feet in height and a maximum height of eight feet for the length of the boundary line between the two districts, excluding the required front yard or street side yard where the property shall be landscaped or screened by a three and one-half foot solid fence of the same material. All fencing erected under this section shall be maintained in good condition."

Section 8. Chapter 27, Section 27-13 - General Provisions and Exceptions of the Lodi City Code, subsection (e)5 is hereby amended to read as follows:

"Other customary accessory features on the lot, including ornamental landscape features such as pergolas and lath houses; private driveways and sprinkler systems; and necessary retaining walls when erected to a maximum height of three and one-half feet in any required front yard or street side yard or interior side yard, and to a maximum height of seven feet in any other required yard, except as provided in paragraph 8 of this subsection."

Section 9. Chapter 27, Section 27-13 - General Provisions and Exceptions of the Lodi City Code, is amended to add a new subsection (e)7 as follows:

"FENCES, HEDGES and WALLS -- Fences, hedges and walls when grown or erected to a maximum height of three and one-half feet in any required yard or street side yard or interior side yard to the depth of the required front yard, and to a maximum height of seven feet in any other required yard. Properties zoned for residential purposes

may have fences, hedges or walls grown or erected to a maximum height of eight feet in required yards adjacent to other properties classified as C-1, C-2, C-S, C-M, M-1, or M-2 not within any required street side yard or interior side yard to the depth of the required front yard and not within any required front yard or as provided in paragraph eight of this subsection."

Section 10. All ordinances and parts of ordinances in conflict herewith are repealed insofar as such conflict may exist.

Section 11. This ordinance shall be published one time in the "Lodi Life and Times", a twice weekly newspaper of general circulation printed and published in the City of Lodi and shall be in force and take effect thirty days from and after its passage and approval.