

- (c) No landfill operation shall be located nearer than two hundred (200) feet of all road and highway rights-of-way.

**(6) Data Submission Requirements**

- (a) Maps of the area showing existing features such as roads, highways, vegetation cover, water courses, drainage way, soils, topography, depth of water table, wet lands, sloughs, existing uses, buildings and structures including the existing utility lines.
- (b) A plan for operation of the site including a descriptive text explaining consistency or inconsistency with the natural or man made environment.
- (c) Records of data and information submitted to the state of North Dakota appropriate agencies and the county as a part of the application for state and county permits.
- (d) The City Council may require additional information if it deems it necessary.

**(7) Statement of Findings**

Upon the public notification and a public hearing, the City Council shall determine whether the proposed site meets the requirements of this ordinance and public health, safety and welfare.

**163.6.7 Public Nuisances**

Public nuisances including but not limited to noxious weeds, smoke, gases, radio interference, noise, accumulation of junk, trash, rubbish, automobiles, dead or diseased trees shall not be permitted and shall be subject to violation and penalties of Section 163.13 of this ordinance.

**163.6.8 Fences and Hedges**

Fences are structures constructed of any material including wood, metal and plastics for the purpose of providing privacy, safety and protection of a property. Metal fences are limited to chain link type and ornamental wrought iron. Use of barbed wire, chicken coop meshes and the like are not permitted in any district, except Agricultural District. Plastic fences are limited to the solid or open panels manufactured for this purpose. Snow fences made of wood or plastic are only permitted in the Agricultural District, but may be used in other zoning districts between November 1 and April 1 of each year if needed to control the drifting snow. (Adopted 2006)

- (1) In residential districts, fences may be erected directly on the property line with the consent of the adjoining property owner. Hedges shall be placed three (3) feet inside the property lines. (Adopted 2006)
  - (a) For the front yards, the height of the fences or hedges shall not exceed three (3) feet.
  - (b) For the side and rear yards, the height of the fences and hedges shall not exceed six (6) feet. Taller hedges may be permitted if there will be no negative impact on the adjoining properties such as blocking the sunlight or obstructing a natural view. (Adopted 2006)
- (3) In commercial and industrial districts, the height of the fence shall not exceed eight (8) feet, and that such a fence shall not obstruct the view of the motorist within fifty (50) feet of an intersection. Fences may be installed on the property line
- (4) All fences require a permit from thje Code Administrator of the City of Mapleton, except temporary fences for construction. There shall be no fee for obtaining such permits.
- (5) The finished side of fences that are installed must face the outside of the property of which the fence is installed.

#### **163.6.9 Site Plan Requirement**

A site plan is a physical development plan for a specific area of land consisting of map(s) and written material describing the nature of the proposed project. All proposed uses in the R-4, R-5, C-1, C-2, Industrial Districts, and conditional use permit applications require that the applicant submit a site plan and any other documents as required by the zoning administrator. Applications for permits for communication towers and facilities, feedlots, fences and hedges, junk and salvage yards, sand and gravel operations, sanitary landfills, and any regulated signs require site plans.

##### **(1) Purpose**

The purpose of a site plan is to provide a detailed study of the site proposed for rezoning and development of a parcel(s) of land to assist the Planning Commission and the City Council in the decision-making process.

##### **(2) General Requirements**