



CITY OF MARTINSBURG
WEST VIRGINIA

City of Martinsburg
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**CITY OF MARTINSBURG
AMENDED ZONING ORDINANCE
ARTICLE IV GENERAL REGULATIONS**

422.2 Fences, Walls, and Hedges: Fences, wall, and hedges are permitted in any required yard, or along the edge of any yard, provided that: 1) no fence, wall, or hedge in or along the sides or front edge of any front yard shall be over four feet in height; 2) fences in or on the edge of a side or rear yard shall not exceed seven feet; and 3) fences on corner lots shall meet the requirements of 422.3.

Fences shall be constructed of attractive materials, and shall be designed and constructed to be attractive when viewed from neighboring properties. Fences shall be maintained in an attractive and safe condition.

422.21 Exception for Front Yard Fences: When the alignment of existing buildings has established a front building line greater or less than the required front building line, the line established by the existing buildings shall serve as the required front yard setback, as indicated in Section 422.4, and a fence over four feet high shall not extend past that line; except that, in townhouse, patio house, and planned residential developments, requiring site plan review, the Planning Commission may permit fences, walls, or hedges above four in or along the front yard when the site and buildings are designed to accommodate such enclosure.

422.3 Visibility at Intersections in Residential District: On a corner lot in any residential district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as materially to impede vision between a height of two and a half and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines fifty (50) feet from the point of the intersection. This rule shall not apply to existing trees.

422.4 Front Yard Exception for Existing Building Alignment: When appropriate, the Building Inspector may increase or decrease the depth of the required front yard in any residential district so that such front yard shall approximate the average depth of the front yards of the existing dwellings on adjoining lots on each side, or if there be no such adjoining dwellings, shall approximate the average depth of the front yards of the nearest dwellings on the same side of the street within 500 feet.