

SECTION 18-1524. "M-1" LIGHT INDUSTRIAL DISTRICT

Sec. 18-1524.1. STATEMENT OF INTENT.

The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. **This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations,** and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.

Areas of the City for which this zoning category is appropriate are designated on the Land Use Plan Map as Industrial Limited (IL) or Community Redevelopment District (CRD) Land Use Plan Map Categories.

(Ord. No. 3748, § 3, 10-28-2010; Ord. No. 4079, § 1(Att. A)88., 3-14-2019)

Sec. 18-1524.2. LAND USE AND DENSITY/INTENSITY REGULATIONS.

- (A) For lots located within the Industrial Limited (IL) Land Use Plan Map category, public/semi-public, commercial recreation, commercial/business services, temporary lodging, transportation/utility and agricultural uses shall not exceed maximum area of five (5) gross acres. Retail commercial, personal service, office support and transfer/recycling uses shall not exceed a maximum of three (3) gross acres. Any such use, alone or when added to existing abutting or functionally abutting like uses in the same category, shall require a Land Use Plan Map amendment which shall include such use and all contiguous like uses. Secondary residential uses are only permitted pursuant to the requirements set forth in (C) below.
- (B) A planned industrial/mixed use project that exceeds fifty (50) gross acres in area may include secondary public/semi-public, retail commercial, personal/business service, commercial recreation, and Temporary Lodging uses subject to the following:
 - 1. Secondary nonresidential uses, alone or in combination, shall not comprise more than twenty five (25) percent of the area of the project which shall be governed by a MUPUD master development plan. (see Sec. 18-1529.11) Where the property included in the master development plan is adjacent to or within five hundred (500) feet of another municipal or unincorporated county jurisdiction, the master development plan shall be submitted to that adjoining jurisdiction for review and comment.
 - 2. The secondary non-industrial uses shall be integral to, oriented within, and function as part of, the mixed use project as distinct from freestanding unrelated out-parcel type uses.
- (C) An industrial/mixed use project which comprises not less than one hundred (100) gross acres under common control through a DRI development order or MUPUD master conceptual plan may include secondary residential uses subject to the following:
 - 1. Such residential component shall not:
 - (a) Comprise more than twenty-five (25) percent of the area of the DRI or MUPUD master conceptual plan within the jurisdiction of the City of Pinellas Park.
 - (b) Be located within the Coastal High Hazard Area.

-
- (c) Be located within the sixty-five (65) decibel Day-Night Sound Level area as identified on the St. Petersburg-Clearwater International Airport Noise Contours map, April 1996 by Greiner, Inc. and as adopted by Pinellas County in Ordinance Number 97-58.
 - (d) Be permitted to transfer density to other Land Use Plan Map categories outside of the approved master development plan area.
 - (e) Be permitted to use density averaging outside the master development plan area.
 - 2. The secondary residential use that is part of a planned industrial/mixed use project shall be subject to a MUPUD master development plan and DRI development order providing unified control of the entire project.
 - 3. The master development plan required for industrial/mixed use projects that includes residential use shall, upon Planning and Zoning Commission review and preliminary approval by City Council, be submitted to the Pinellas Planning Council (PPC) for review and recommendation to the County-wide Planning Authority (CPA). The CPA may approve, approve with conditions, or deny the master development plan; which action shall require a majority plus one vote of the entire CPA if such action is contrary to the PPC recommendation. City Council shall not approve a final site plan or issue a development order other than as is consistent with the action of the CPA.
 - 4. Where the property included in the master development plan is adjacent to or within five hundred (500) feet of an adjacent municipal or county jurisdiction, the master development plan shall be submitted to that adjoining jurisdiction at the same time that it is submitted to the PPC/CPA for review and comment by that adjoining jurisdiction.
 - 5. The master development plan shall include sufficient information to demonstrate that the secondary use components are integrated with the other uses in the project. The master development plan shall also include sufficient information to demonstrate to the PPC and CPA the relationships between, and compatibility of the industrial, secondary non-industrial and residential uses within and adjacent to the project. Criteria used to determine an acceptable, integrated industrial/mixed use project that includes residential use shall include:
 - (a) An appropriate justification for the residential component, including consideration of the following:
 - (1) Functional relationship between the residential component and anticipated demand for housing created by the remainder of the development proposal;
 - (2) Phasing or sequencing of the project to coordinate residential construction with the anticipated demand for and timing of the nonresidential portion of the project;
 - (3) Contributory nature of the employment created and the percentage of the wages paid over and above the average Metropolitan Statistical Area (MSA) wage;
 - (4) Adequacy of infrastructure in relationship to the phasing and scale of the project.
 - (b) An appropriate buffer in and between the residential component of the master planned industrial/mixed use project and adjoining plan categories or uses in those categories. This buffer requirement will consider the following:
 - (1) The nature and characteristics of the adjoining nonresidential use(s), including noise, air, odor, and visual operating characteristics.

- (2) The distance from and elevation of the adjoining nonresidential use, including the intervening land form, building or structural opaque barrier, and type and dimensions of landscape buffer.
- (3) Any county ordinance that regulates the setback of residential uses from a county-owned solid waste disposal facility.
- (c) Development of the project shall proceed in a manner that is substantially consistent with the CPA approved master development plan. Any amendment required to maintain that consistency shall all be reviewed by the PPC and approved by the CPA.

(Ord. No. 3748, § 3, 10-28-2010; Ord. No. 4079, § 1(Att. A)89., 3-14-2019)

Sec. 18-1524.3. PERMITTED AND CONDITIONAL USES.

No building or land in the "M-1" District shall be used, and no building shall be hereafter erected, structurally altered or enlarged, except for the permitted and conditional uses listed below. The uses listed as conditional uses below may be permitted if their site locations and proposed development site plans are first approved, as provided in the procedure for approval of conditional uses under Section 18-1531, "Conditional Use Regulations", of this Article. Uses that are similar to any permitted or conditional use as determined by the Zoning Director shall be permitted in the same manner (i.e. permitted versus conditional) as the listed use to which it is similar, provided that any similar use specifically permitted in another zoning district shall not be permitted.

In any case where an "M-1" parcel abuts or functionally abuts a residential or mixed use zoning district, City Council shall review and approve a preliminary site plan in accordance with the procedures and requirements of Section 18-1540. City Council may require the developer to install additional buffering in order to reduce or eliminate the adverse impact of the proposed industrial use upon the adjacent residential or mixed use zoned property.

Permitted (P) and conditional (C) uses shall be subject to the conditions established in the following Table 18-1524.3 and other applicable conditions of this district and Article.

Table 18-1524.3: Authorized Land Uses in M-1 District

Land Use	Approval Type	Conditions
RESIDENTIAL AND ACCOMMODATION USES		
Community Services other than those listed as permitted.	C	Subject to section 18-1531
Hotels and Motels (fifty (50) units per acre)	C	Limited to fifty (50) units per acre. Subject to section 18-1531. See section 18-1503.17
COMMERCIAL USES		
Auction Rooms	P	
Auction, Automobile	P	
Automobile Dealer—New Cars (limited to automobiles, vans and light trucks)	P	
Automobile Dealer—Used Cars	P	
Automobile Repair Facility (major), excluding heavy trucks	P	
Automobile Service Station	P	
Automotive Repair Facility (minor)	P	

Boat Showrooms, excluding outdoor sales or storage	P	
Breweries	P	
Building Material and Home Improvement Establishments, where all storage of materials is within an enclosed building	P	
Building Material and Home Improvement Establishments, where storage of materials is outdoors	P	
Car Washes	P	
Convenience Stores	P	
Employment offices, Temporary Labor	C	Subject to section 18-1531
Exterminator and Pest Control Service Fleet Yards	P	
Financial Institutions	P	
Financial Institutions drive-thru	P	
Heavy Truck, Sales	P	
Heavy Trucks, Repair (major)	C	Subject to section 18-1531
Ice Sales	P	
Kennels, Pounds and Animal Shelters	C	Subject to section 18-1531
Light Printing Establishments	P	
Microbreweries	P	
Office/Showroom	P	
Offices	P	
Outdoor Sales of boats, recreational Vehicles, or manufactured homes	P	
Parcel Delivery Station	P	
Personal Services	P	
Repair Services	P	
Restaurants, except drive-thru	P	
Restaurants; Drive-in/Drive-thru	P	
Retail Sales	P	
Shopping Centers	P	
Utility Building Sales	P	
MANUFACTURING, WHOLESALE TRADE, WAREHOUSING USES		
Boat Building	C	Subject to section 18-1531
Industrial Uses Not Permitted by Right but similar to Other Permitted or Conditional Uses in the District	C	Subject to section 18-1531
Mini-Warehouse	P	
Outdoor Storage	P	Subject to Section 18-1530.11
Research and Development	P	

Created: 2021-08-06 11:36:37 [EST]

(Supp. No. 19)

Secure Climate Controlled Storage Facility	P	
Storage Facility, Flammable Liquids	P	Subject to State, County and local regulations for up to one thousand (1,000) gallons above ground, or greater than one thousand (1,000) gallons below ground
Storage, Bulk of Non-Flammable Liquids	P	
Warehouses	P	
Wholesale Establishments	P	
Beverages, bottling and distribution	P	
Boat Assembly and Repair, but not including boat building	P	
Carpentry and Woodworking Shops	P	
Culvert Manufacturing	P	
Drugs	P	
Dry Cleaning and Laundry Plants	P	
Electrical Supplies, Manufacturing and Assembly, such as wire and cable assembly, switches, lamps, insulation and dry cell batteries	P	
Food Products, Processing and Combining of Baking, Boiling, Canning, Cooking, Dehydrating, Freezing, Frying, Grinding, Mixing and Pressing	P	
Laboratories, Medical and Dental	P	
Machine Shops for Tool, Die, Pattern Making	P	
Machinery Manufacturing and Repairing	P	
Manufactured Home Assembly	P	
Meat Products Production	P	
Metal Finishing, Plating, Grinding, Sharpening, Polishing, Cleaning, Rust Proofing, and Heat Treatment	P	
Metal Stamping and Extrusion of small products, such as costume jewelry, pins and needles, razor blades, bottle caps, buttons, and kitchen utensils	P	
Monument Works	P	
Orthopedic and Medical Appliances, such as artificial limbs, braces, supports, and stretchers	P	

Pharmaceutical Products, compounding only	P	
Precision Instruments, such as optical, medical and drafting	P	
Printing and Publishing Establishments	P	
Products from Finished Materials, such as plastic, bone, cork feathers, felt, fiber, paper, fur, glass, hair, horn, leather, precious and semiprecious stones, rubber, shell, or yarns	P	
Rubber Products, small, and synthetic treated fabrics (excluding all rubber and synthetic processing), such as washers, gloves, footwear, bathing caps, and atomizers	P	
Sheet Metal Shop	P	
Signs, painting and manufacturing	P	
Silverware, plated and sterling	P	
Soldering and Welding	P	
Textiles, spinning, weaving, manufacturing, dyeing, printing, knit goods, yarn, thread, and cordage, but not including textile bleaching	P	
Tools and Hardware, such as bolts, nuts, screws, door knobs, drills, hand tools, cutlery, hinges, house hardware, locks, nonferrous metal castings, and plumbing appliances	P	
Upholstering (bulk), including mattress manufacturing, rebuilding and renovating	P	
Wood Products, such as furniture, boxes, crates, baskets, pencils, and cooperage works.	P	
Insecticides or Other Hazardous Chemicals	C	Subject to section 18-1531
Paint	C	Subject to section 18-1531
TRANSPORTATION, COMMUNICATION AND UTILITY USES		
Armored Car Terminal Facilities	P	
Bus Terminals, Bus Garage, and Bus Lots	P	
Communications Tower	C	Subject to section 18-1531
Electric Power Distribution Substations	P	
Motor Freight Terminals	P	

Off-street parking lots and parking garages, other than accessory to a permitted or conditional use	P	
Railroad Terminals and Other Rail/Mass Transit Facilities	C	Subject to section 18-1531
Taxi, Limousine, or Automobile Rental Establishments	P	
Utilities, public and private	P/C	Subject to section 18-1531
Water Filtration Plants	P	
Water Pumping Stations	P	
Water Reservoirs	P	
ARTS, ENTERTAINMENT AND RECREATION USES		
Adult Entertainment Establishments in IL/Employment	C	Subject to section 18-1531
Auditorium, Arena, Gymnasium, and other similar places for public or private events	C	Subject to section 18-1531
Outdoor Amusements, fairgrounds, flea markets, carnivals, kiddie parks, and other similar amusement centers	C	Subject to section 18-1531
Recreation Establishments, such as bowling alley, golf practice range, golf course, or other similar places or amusement or entertainment	C	Subject to section 18-1531
Recreation/Open Space	C	Subject to section 18-1531
Theaters, Drive-in	C	Subject to section 18-1531
EDUCATION, PUBLIC ADMINISTRATION, HEALTH CARE AND OTHER INSTITUTIONAL USES		
Ambulance Service	P	
Clinic, Veterinary	P	
Community Facility	P	
Crematories	P	
Day Care Center—Type 2	C	Subject to section 18-1531
Day Care Center—Type 3	C	Subject to section 18-1531
Homeless Shelter and Resource Center	C	Subject to section 18-1531
Medical Marijuana Dispensary	P	
Medical Marijuana Treatment Center	P	For the manufacturing, processing, testing, and packaging of medical marijuana
Place of Worship	P	
Schools on Non-Academic Curriculum	C	Subject to section 18-1531
Schools, Trade	C	Subject to section 18-1531
CONSTRUCTION-RELATED BUSINESS USES		
Contractor or Construction Shops and Storage Yards	P	

AGRICULTURE AND OTHER USES		
Plant Nurseries (Retail)	P	
Plant Nurseries (Wholesale)	P	
Accessory Uses (section 18-1530)	P/C	Subject to section 18-1530 and 18-1531
Height—buildings and structures over forty (40) feet	C	Subject to section 18-1531
Off-Premises Signs	P	Subject to regulations in Article 6
Security Guard/Caretaker dwelling unit	P	Allowed as an accessory use

(Ord. No. 3748, § 3, 10-28-2010; Ord. No. 3863, § 2, 10-10-2013; Ord. No. 3928, § 20, 1-22-2015; Ord. No. 3987, § 6, 7-14-2016; Ord. No. 4042, § 8, 10-26-2017; Ord. No. 4079, § 1(Att. A)90., 3-14-2019; Ord. No. 4106, § 10, 3-12-2020)

Sec. 18-1524.4. DIMENSIONAL AND AREA REGULATIONS.

(A) MINIMUM LOT REQUIREMENTS.

1. Lot Area: Fifteen thousand (15,000) square feet.
2. Lot Width: One hundred (100) feet.
3. Lot Depth: One hundred fifty (150) feet.
4. Lots of record not meeting the lot area, width, or depth requirements of this section and having been of record prior to the adoption of these regulations may be used for a permitted or conditional use provided that all other dimensional regulations will apply.

(B) MINIMUM YARD SETBACK REQUIREMENTS.

1. Front Yard Setback: Twenty (20) feet.
2. Secondary Front Yard Setback: Ten (10) feet.
3. Side Yard Setback: Five (5) feet; ten (10) feet is required if abutting a residential zoning district.
4. Rear Yard Setback: Five (5) feet, ten (10) feet is required if abutting a residential zoning district.
5. For corner, double frontage and multiple frontage lots, see Section 18-1503.7, "Yard Determinations."
6. Refer to Section 18-1503.8 for measurement of yard setbacks on lots adjacent to rights-of-way of insufficient width.

(C) MAXIMUM LOT COVERAGE. Seventy-five (75) percent. Refer to Section 18-1530.18 for maximum lot coverage allowances for master stormwater retention/detention ponds.

(D) MINIMUM FLOOR AREA AND LIVEABLE FLOOR AREA.

1. Nonresidential: Three hundred (300) square feet.
2. Residential: See Table 1524-1.

Table 1524-1

Single-family Attached	Multifamily
------------------------	-------------

# of bedrooms	Required interior floor space in ft ²	# of bedrooms	Required interior floor space in ft ²
Efficiency	650	Efficiency	450
One (1)	750	One (1)	550
Two (2)	850	Two (2)	650
Three (3) or more	1,000	Three (3)	1,000

Single-family Detached: One thousand (1,000) SF.

(E) FLOOR AREA RATIO.

1. Fifty-five hundredths (0.55) in CRD.
2. Fifty-five hundredths (0.55) in IL.

(F) MAXIMUM BUILDING HEIGHT. Forty (40) feet See Section 18-1503.13, "Exclusion from Height Limits", for height limit exclusions.

(Ord. No. 3748, § 3, 10-28-2010)

Sec. 18-1524.5. ADDITIONAL REGULATIONS.

(A) FENCES. See Section 18-1530.10, "Fences, Walls and Hedges" for fence regulations and setbacks.

(B) LANDSCAPING AND BUFFERING. See Section 18-1533, "Landscaping Regulations."

(C) DUMPSTER ENCLOSURES (See Section 18-1530.20, "Dumpsters"), AND ALSO SUPPLEMENTAL USE REGULATIONS (See Section 18-1530, "Accessory Use and Supplementary District Regulations").

(D) OFF-STREET PARKING AND LOADING. See Section 18-1532, "Parking and Loading Regulations."

(E) PERFORMANCE STANDARDS. All uses shall be controlled to prevent the emission of smoke, particulate matter, odor, gases, radiation, noise, vibration, or pollution of any kind. Industries shall comply with all applicable standards for air and water quality and noise regulations; in such cases where agency standards conflict, the most stringent standards will apply.

(F) PRELIMINARY SITE PLAN APPROVAL REQUIREMENTS. In any case where an "M-1" lot abuts or functionally abuts a residential or mixed use zoning district, City Council shall review and approve a preliminary site plan pursuant to the procedures and requirements of Section 18-1540, "Preliminary Site Plan Requirements." Additionally, the petitioner shall submit a letter detailing the type of development proposed, the hours of operation, and the characteristics of operation of the development, including the amount and type of traffic (passenger cars and heavy trucks) anticipated. All preliminary site plans, final site plans, engineering permits and architectural plans shall demonstrate conformance with the locational design standards in Section 18-1524(F) or (G) as appropriate. Minor amendments to site plans that remain consistent with these Locational Design Standards may be approved by the City Manager or his designee.

1. Locational Design Standards. The preliminary site plan, final site plan and building plans shall show conformance with the following locational design standards:

(a) General Standards:

- (1) Performance standards shall be as set forth in Section 18-1524.5 (E) above;
- (2) Illumination shall be in accordance with the standards of Section 18-1503.15; and
- (3) Any outdoor storage areas shall be in accordance with standards of Section 18-1530.11.

2. Abutting Residential or Mixed Use zoning districts:

- (a) All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise;
- (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;
- (c) No loading area, loading dock, truck well, or truck parking or storage area shall be within twenty (20) feet of said property, nor oriented toward said property;
- (d) No outdoor storage shall occur within twenty (20) feet of said property;
- (e) No dumpster shall be within twenty (20) feet of said property; and
- (f) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, "Landscaping Regulations", except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within the required buffer.

3. Functionally Abutting Residential or Mixed Use Zoning Districts:

- (a) All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise; if buffered with a solid masonry wall, such equipment may be placed on the sides of the building (but not within required setbacks);
- (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;
- (c) No loading area, loading dock, or truck well shall be within twenty (20) feet of the front property line, nor shall the aforementioned be oriented toward said property; said loading area, loading dock, or truck well shall be screened from view from the public or private right-of-way by a six-foot high solid fence, wall, or landscape screen;
- (d) No dumpster(s) shall be visible from the public or private right-of-way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates); and
- (e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot wide landscaped buffer shall be maintained along the entire right-of-way of said property.

(G) Specific Locational Design Standards for Property Abutting or Functionally Abutting Residential or Mixed Use Zoning Districts and Proposed for Development or Redevelopment after November 1, 2010.

As in (F) above, all plans submitted for various permits and/or development orders on vacant parcels being developed or previously developed parcels being redeveloped after November 1, 2010, shall demonstrate conformance with the following design standards.

1. Abutting Residential or Mixed Use Zoning Districts:

- (a) All noise generating mechanical equipment including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall

be placed fifty (50) feet from the residential property line and shall exhaust away from said property to minimize the industrially generated noise. Additionally,

- (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door;
 - (c) Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.
 - (d) No outdoor storage area shall be permitted within ten (10) feet of abutting residential or mixed use district property lines. If the height of items proposed for outdoor storage exceeds the height of the eight (8) feet high buffer wall required on the perimeter by Section 18-1533, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e. UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.
 - (e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that one (1) tree shall be planted for every thirty (30) feet, or fraction thereof, within required buffers.
 - (f) No dumpster shall be within five (5) feet of said property.
2. Functionally Abutting Residential or Mixed Use Zoning Districts.
- (a) All noise generating mechanical equipment, including, but not limited to, air conditioning and refrigeration units, fans, vents, compressors, compactors, vacuums, and similar equipment, shall be placed twenty-five (25) feet from the lot line closest to the residential property and shall exhaust away from said property to minimize the industrially generated noise.
 - (b) Only egress doors for people may face said property. No door that provides access for vehicles or movement of equipment or materials, or for ventilation shall face said property, whether such door is an overhead, sliding, or other type of similar door.
 - (c) Loading areas, loading docks, and/or shipping/receiving areas/facilities shall be screened from view by wing walls or recessed into the building. Where an intervening structure lies between the loading/unloading facilities and the residential lot(s), additional screening is not required.
 - (d) No outdoor storage area shall be permitted within ten (10) feet of abutting or functionally abutting residential or mixed use district property lines. If the height of storage items exceeds the height of the eight (8) feet high buffer wall, then additional visual screening with a material able to withstand the various destructive elements of subtropical weather (i.e. UV radiation, humidity, wind, heat) shall be required equal to the height of said storage. Said screening shall be maintained in good condition so as not to diminish its functionality or visual appearance. Vehicles and mobile equipment of extraordinary height need not be screened above a height of eight (8) feet. Additionally, activities within the outdoor storage areas shall be limited to the hours between 7:00 a.m. and 7:00 p.m.
 - (e) Landscaping and buffering shall be provided in accordance with the provisions of Section 18-1533, except that a ten-foot wide landscaped buffer shall be maintained along the entire right-of-way of said property.

-
- (f) No dumpster(s) shall be visible from the public or private right-of-way; said dumpster(s) shall be screened from view by a solid fence or wall six (6) feet in height (including gates) and shall not be placed within five (5) feet of the property line.

(Ord. No. 3748, § 3, 10-28-2010)