

**ARTICLE 5. TRANSECT ZONING REGULATIONS**

**SMARTCODE DISTRICT**

*Fitchburg, Wisconsin*

- b. Preferred durable materials are stucco, brick, artificial or natural stone, concrete finished to an architectural standard and decorative finish block systems.
  - c. Wood and finished metal may be used as accents, but should not be the primary material of the street story Façade.
  - d. The railings of balconies and porches shall be made of painted wood, stained wood, cementitious wood substitute boards the same size and thickness as commonly available wood boards, wood plastic composite, wrought iron, or powder-coated aluminum.
- 5.13.7 Specific to Civic Buildings
- a. Civic Buildings are subject to Architectural Review under Chapter 25 of the municipal code (see Section 5.4.3a).
- 5.13.8 Specific to Special Districts
- a. Buildings in Special Districts are subject to Architectural Review under Chapter 25 of the municipal code.

**5.14 FENCING STANDARDS**

- 5.14.1 General to Zones T3, T4, and T5
- a. Hedges in Frontage Line fencing shall be evergreen.
  - b. Wood Frontage Fences shall be painted or stained.
  - c. No single Frontage Fence panel shall exceed 40" in height along a Frontage Lot Line.
  - d. Private Fences shall be between 60" and 72" in height.
  - e. Single tall panels may be used for Private Fences if the panel height is mitigated by a 32" minimum hedge at the outside perimeter or by using a 1x6 or 1x8 middle rail on the outside of the fence with a 1x10 or 1x12 dog board.
  - f. Frontage Fences may occur at the Lot Line, or up to 18" behind the Lot Line to permit landscaping.
  - g. Private Fences at the Rear Alley or Rear Lane must be solid below 54". If higher than 54", the upper panel must be 50% open.
  - h. Fences along non-thoroughfare, or alley lot lines may be chain link, but in no case shall exceed 72" in height.
  - i. The supporting members and posts shall be on the inside, and the smooth or flat faces on the outside. If two faces are used, each face shall be of the same type and finish. Board on board fences is considered equal treatment.
- 5.14.2 Specific to Zone T3
- a. Frontage Fences in T3 shall be picket, post and hedge, board and picket, ranch, or hedgerows.
  - b. Frontage Fences shall be 36" to 42" in height. Secondary Frontage Fences may be 60" high beginning at the Primary Setback.
- 5.14.3 Specific to Zone T4
- a. Frontage Fences in T4 shall be picket, post and hedge, iron, board and picket, stone, brick, stucco or hedgerows.
  - b. Frontage Fences shall be 36" to 48" in height. Secondary Frontage Fences may be 60" high beginning at the Primary Setback.
- 5.14.4 Specific to Zone T5
- a. Frontage Fences in T5 shall be iron, iron and stone, iron and brick, brick, stucco or stone.
  - b. Frontage Fences shall be 48" to 72" in height.

**5.15 LIGHTING STANDARDS†**

- 5.15.1 General to Zones T2, T3, T4, and T5
- a. All parking lot and exterior building lighting on private lots shall be dark sky approved or full cut off fixtures.
  - b. Low wattage lighting may be used for landscaping or accent purposes, but controlled by dimmer, time switch or motion sensor.
  - c. Lights shall be on timers to reduce the light levels during times of building non-usage, although lighting needs to still provide for appropriate safety during off hours.

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