

**ARTICLE 1504.5. ZONING CLEARANCE:**<sup>\*1, \*\*2</sup> It shall be unlawful to construct, alter, repair or improve, remove or demolish, or to commence the creation, construction, alteration, removal or demolition of a building, structure or use without first filing with the Zoning Inspector an application in writing and obtaining a Zoning Clearance, except that such clearance shall not be required for:<sup>\*5</sup>

1. Repairs or improvements of a value of less than **\$500 dollars**.
2. Fences or walls with an overall maximum finished height of **six feet or less**, unless said fence:
  - a. Is part of a pool barrier;
  - b. Serves to retain soil greater than **18 inches**, as measured vertically from finished grade;
  - c. Is associated with any hillside development;
  - d. Is used as a corral;
  - e. Is the primary use of the property.
  - f. **IS ON A CORNER LOT ABUTTING A KEY LOT AS OUTLINED IN [SECTION 601, ARTICLE 601.2.12](#) OF THIS ORDINANCE.**