

Superintendent of Public Works and applicable state permits from the New York State Department of Transportation.

9.6.4 No more than two driveways to a single commercial establishment entering on one street shall be permitted, except as permitted by the New York State Department of Transportation.

9.6.5 Any curb cuts will require approval by the Salamanca Board of Public Works, in accordance with fees established by the City of Salamanca Common Council, as well as any state permits required.

9.6.6 Drive-Way setbacks will be at least 3' in R1, R2, and WC Zones.

Section 9.7 -- Fences and Walls.

Fences and walls are permitted as follows:

9.7.1 Where a driveway meets a street, no hedge, wall or other planting shall be installed and maintained which exceeds three (3) feet in height above grade or street pavement, whichever is greater, to within 8 feet from the public right-of-way.

9.7.2 The minimum distance for clear vision at a street intersection shall be thirty (30) feet measured from the intersection along the lot lines of the lot.

9.7.3 Fences, walls, hedges or screen plantings may be required, as specified elsewhere in this Law for multi-family, commercial or industrial uses, as is necessary to protect the residential quality of adjacent property.

9.7.4 Fence and wall regulations.

1. Residential Districts - maximum height of three (3) feet above street pavement shall be allowed for fences and/or walls located in a front yard at a street intersection; any fences or walls located in a front yard at a street intersection shall be constructed of materials that shall not hinder clear vision in conformance with Section 9.7.2. Fences in side and rear yards shall not exceed six (6) feet in height above ground and shall be located a minimum of two (2) feet from the front, side and rear property lines.
2. Business and Industrial Districts - there shall be no restrictions, except that any fence or wall located on a residential lot line or district boundary shall be limited to six (6) feet in height and that fences and walls located in a front yard at a street intersection shall be constructed of materials that shall not hinder clear vision in conformance with Section 9.7.2.
3. All Districts - All fences, on all sides of a property, in all zones, shall be located a minimum of two (2) feet from the property lines.
4. In no instance other than in connection with an agricultural use shall barbed wire, razor wire or electrical fencing be used.
5. The finished, or decorative, side of a fence installed on a property line shall face toward the neighboring property.

9.7.5 The clear vision area shall contain no plantings, fences, walls, structures, or temporary or permanent obstructions exceeding three (3) feet in height measured from the top of the street

pavement, unless such plantings have all branches and foliage removed to a height of eight (8) feet above the finished grade.

Section 9.8 -- Steep Slopes, Storm Drainage, Erosion and Sediment Control.

9.8.1 Steep Slope Guidelines.

The City of Salamanca is characterized by numerous steep slope (15% or greater) areas. Special design treatment for streets, building sites and other development is needed to preserve the natural terrain, trees, rock formation, and scenic views in these unique areas. Development on steep slopes will be permitted subject to the following guidelines, which shall be applied during site plan review to development proposed in areas with steep slopes:

1. Development proposals shall be of sufficient detail to show site work (cut and fill), housing site location, erosion and drainage control measures (terraces, sediment basins, diversions, retaining walls, stream channel improvement, etc.) and road location (including cross-sections).
2. Padding or terracing in order to create level building sites shall be permitted only when it can be clearly demonstrated by exhibits that the final treatment of the site will not reflect an unfavorable environmental impact and/or an unfavorable visual appearance.
3. Design principles shall include, but not be limited to, the following:
 - a. Landscaping of areas around structures making them compatible with the natural terrain.
 - b. Shaping, grouping and placement of man-made structures to complement the natural landscape.
 - c. Arrange buildings so they complement one another to promote visual interest. Clustering of residential units and multiple dwellings shall be encouraged to house a given population with a minimum spoilage of land. The developer shall first of all determine the qualities of the site and then plan and build to accentuate these qualities rather than destroy them.
 - d. Shape of essential grading to complement existing land forms and prohibit any appearance of successive padding, terracing or other similar forms for building sites in the hill area.
 - e. Encourage the development of off-street parking bays.
 - f. Encourage the use of turning circles at mid-block points.
 - g. to avoid the use of private driveways for turning and parking movement.
 - h. Encourage split-level building sites.
 - i. Use one-way streets when consistent with traffic safety, circulation needs, and natural topography. This guideline allows for smaller road right-of-way, less cut and fill within a given area and a highway network consistent with the natural terrain. Roads shall be parallel with the hillside wherever possible and have variable width right-of-way. This not only provides the most economical routing, but also minimizes the amount of grading required.
 - j. Land within the hill area that is in excess of 25% slope shall not, to the greatest extent possible, be developed as individual residential lots.