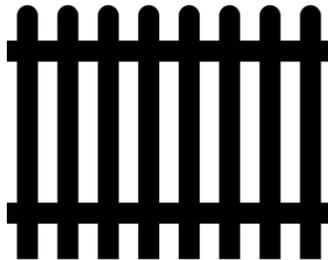


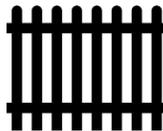


## Fence Ordinance Guide



## Table of Contents

|   |                |
|---|----------------|
| Cover.....  | Page   1       |
| Table of Contents.....                            | Page   2       |
| Regulation.....                                   | Page   3 to 6  |
| Section I. Definition.....                        | Page   3       |
| Section IV. (D) (7) Fences, walls and hedges..... | Page   3 to 6  |
| (a) General design and material regulation. ....  | Page   3 to 5  |
| Subsections 1. To 6.....                          | Page   3       |
| Subsections 7. To 13.....                         | Page   4       |
| (b) Residential Districts .....                   | Page   5       |
| (c) Business and Industrial Districts.....        | Page   5       |
| (d) Standards for variance approval. ....         | Page   6       |
| Residential Examples.....                         | Page   7       |
| Business and Industrial Examples.....             | Page   7       |
| Visual Definitions.....                           | Page   8 to 10 |



# Proposed Regulation

## Section I. Definitions.

Fences, walls, and hedges: Accessory uses designed to provide top-open enclosures, barriers, boundaries, screening, or ornamental features, to include retaining walls.

## Section IV. Supplementary Regulations

### (D) Supplementary Yard Regulations

#### (7) Fences, walls, and hedges.

##### (a) General design and material regulation.

1. All privately owned fences, walls, and hedges must be on the property owned by the owner of the subject fence and must not be in any right-of-way.
2. Ground level may not be altered for purposes of allowing a higher fence, wall, or hedge.
3. Unless otherwise stated in this section and where the maximum heights allowed for any fence, wall, or hedge are in conflict; the shortest maximum height shall apply.
4. Customary fencing around tennis courts and other recreational amenities shall follow the height restrictions and setbacks of the district and shall comply in all other respects with the terms of this section.
5. Subdivision entrance features—commonly used to identify subdivisions—must only be at the entrances to a subdivision and must not be higher than *six* (6) feet above grade. The feature may be on any property line adjacent to a right-of-way provided it does not inhibit the visibility of traffic, is compliant with Section (D) (4) *Visibility at intersections*, and shall otherwise comply in all other respects with the terms of this section.
6. Gates must not be designed to swing across property lines or to swing into any right-of-way.

7. Fences, walls, and hedges adjacent to a less intense zoning designation must follow the fencing regulations of the less intense zone.

8. Fencing and wall material must be an imitation of or be actual brick, wood, stucco or wrought iron. Fence types include stockade, split rail, picket, wrought iron, decorative bollard, and chain link and are typically constructed of wood, vinyl, and veneered metal. In industrial districts, painted metal panels may be allowed with the exception that no unarticulated length shall exceed *one-foot* (1'). Walls are typically solid-opaque structures constructed of stone or masonry. Materials and finishes should be durable and easily maintained and fencing and walls shall be compatible with the design of the principle building.

Fences and walls shall not be constructed of electrically charged wire and wire fences such as those with hardware cloth, chicken wire, agriculture, or others. Moreover, materials not specifically manufactured for permanent fencing are not allowed, and no fence shall be made of, in whole or in part, cloth, canvas or other like material. The cut or selvage end of wire or metal fencing materials may not be exposed at the top of a fence if the height of the fence is less than six and *one-half* (6 1/2) feet.

9. Fences and walls designed for painting or similar surface finishes shall be maintained in their original condition as designed. All exposed steel, except galvanized metal fences, shall have a colored finished coat applied to them and be preserved against rust and corrosion.

10. Missing boards, pickets or posts shall be replaced within 45 days with material of the same type and quality.

11. Fences and walls shall be maintained in an upright condition.

12. Property owners shall be responsible for the maintenance of the fencing, walls and hedges on their property, and for removal of any fence, wall, or hedge if it becomes unsightly or a menace to public safety, health or welfare.

13. On a drainage or irrigation easement, an owner may fence their property, but the water flow cannot be interrupted and must allow full access to the holder of the easement for the purpose of the easement. This may require gates to access the property with both foot traffic and equipment required to maintain the ditch or pipe. It is the

responsibility of the property owner to contact those who own the easements and get approval of the fence, gate, design, etc.

(b) Residential Districts including R-O, R-B, T4L and T4+.

1. Fences, walls, and hedges between the primary and continuous front façade line continuing to the rear of the property:

i. Must not be higher than *six* (6) feet above grade except where required to be higher by city ordinance.

ii. A decorative topping of no less than *fifty* (50) percent transparency may be allowed but must not exceed *eight* (8) feet above grade.

iii. Fence, wall, and hedge posts may extend past *six* (6) inches above the absolute height of a fence above grade and must be of a decorative design where extended but in no case may it exceed *eight* (8) feet above grade.

2. Fences, walls, and hedges between the primary and continuous front façade line and the front property line must not be higher than *four* (4) feet above grade.

3. Barbed or razor wire is expressly prohibited.

(c) Business and Industrial Districts including E-G.

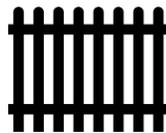
1. Fences, walls, and hedges between the primary and continuous front façade line continuing to the rear of the property must not be higher than *ten* (10) feet above grade including fence posts.

2. Fences, walls, and hedges between the primary and continuous front façade line and the front property line must not be higher than *four* (4) feet above grade.

3. A maximum of two feet of barbed or razor wire is allowed on fences or walls not less than *eight* (8) feet above grade. However, barbed or razor wire is not allowed on any fence or wall adjacent to a property belonging to a residential use or district including R-O and R-B.

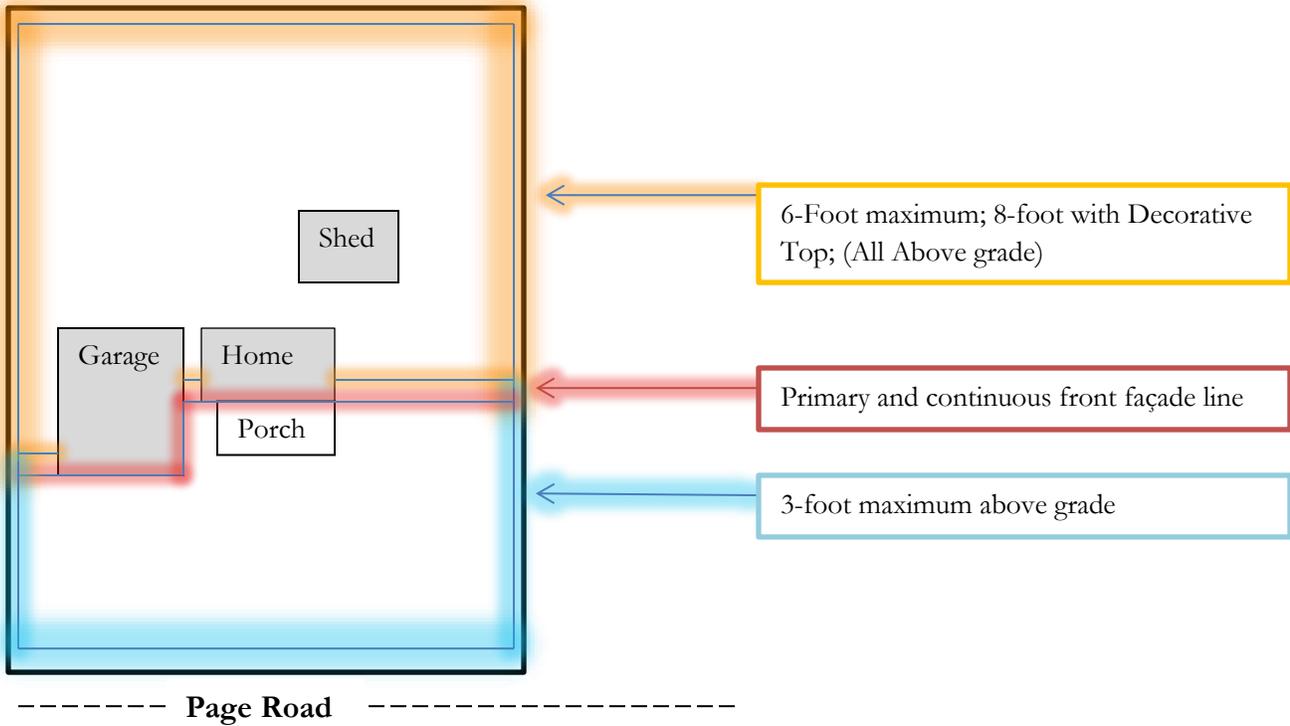
(d) Standards for variance approval. When determining a variance to fence, wall, and hedge requirements, the zoning board shall consider the following:

1. Safety in regard to the subject property, adjacent properties, ingress and egress, streets, alleyways, and water bodies;
2. Visual impact on adjacent properties, streets, alleyways, and water bodies;
3. Design in relation to other structures on the same lot, adjacent properties, and the neighborhood;
4. Impact on ingress and egress, if applicable;
5. Screening, buffering or separation of any nuisance or hazardous feature.
6. Compatibility with adjacent properties.

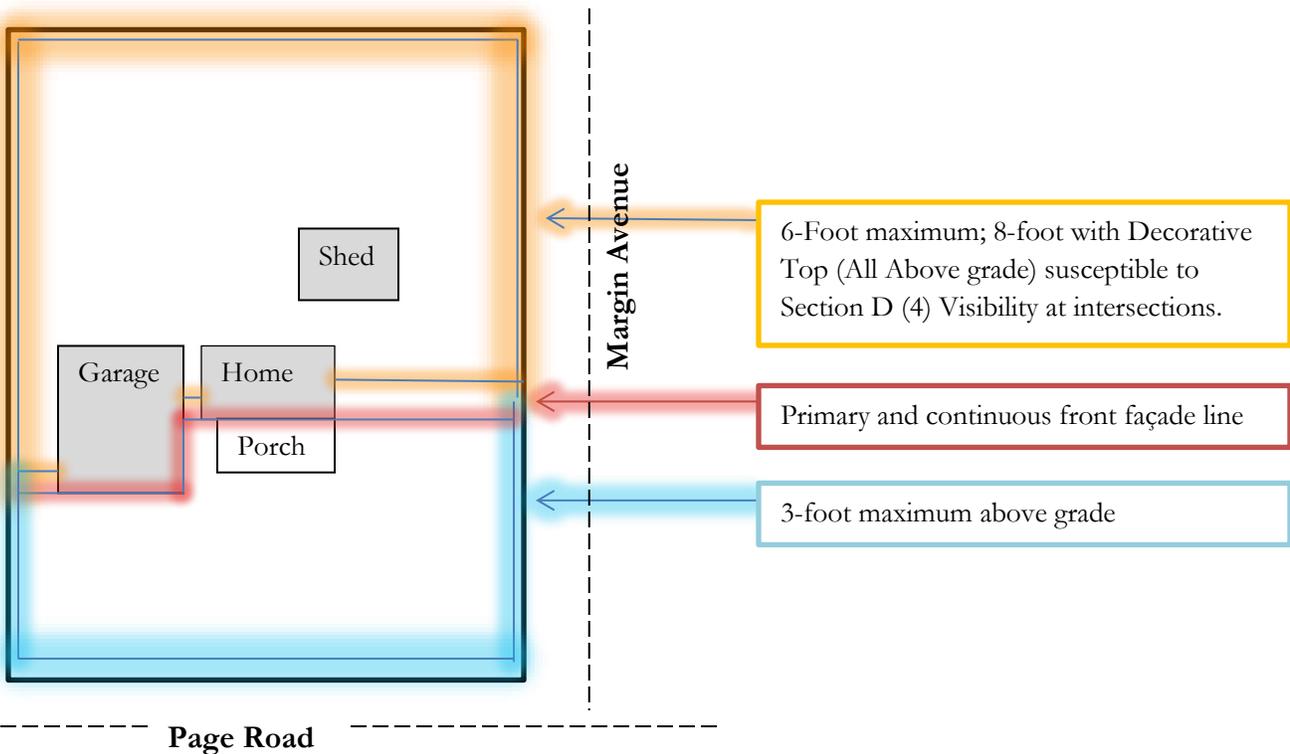


# Residential Fence Examples

## A. Interior Residential Lot

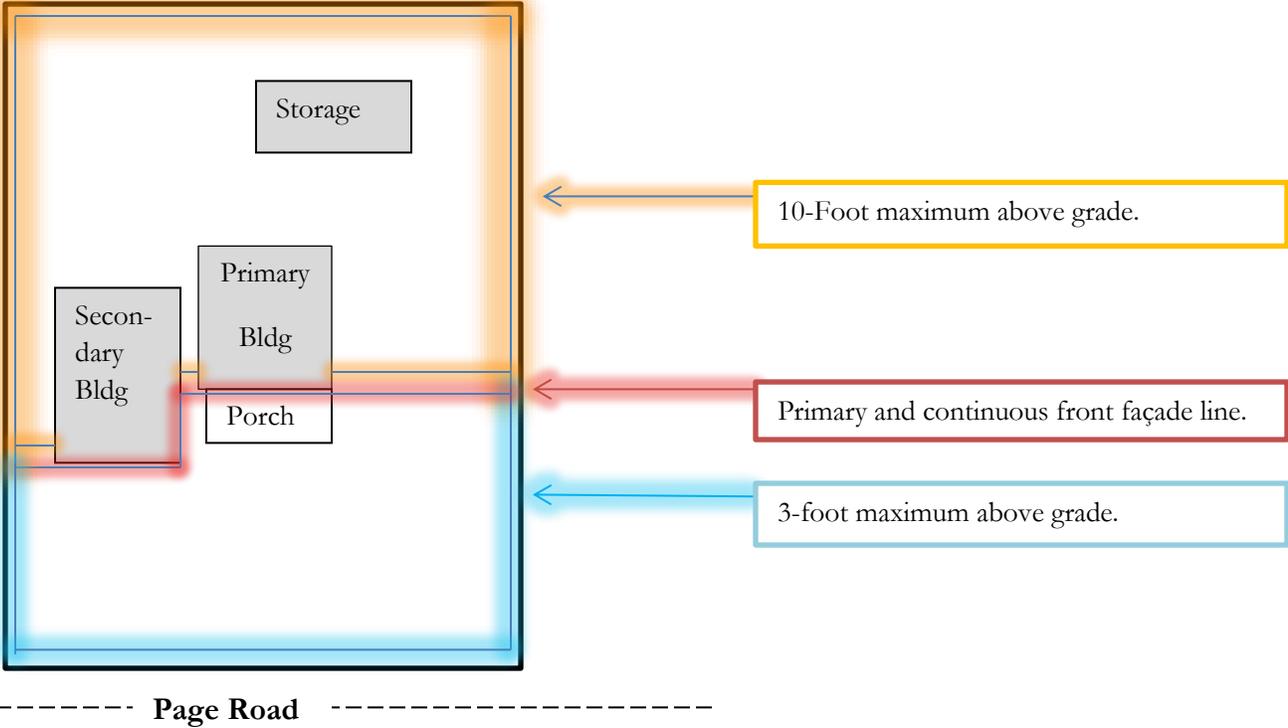


## B. Residential Lot Corner Building Site

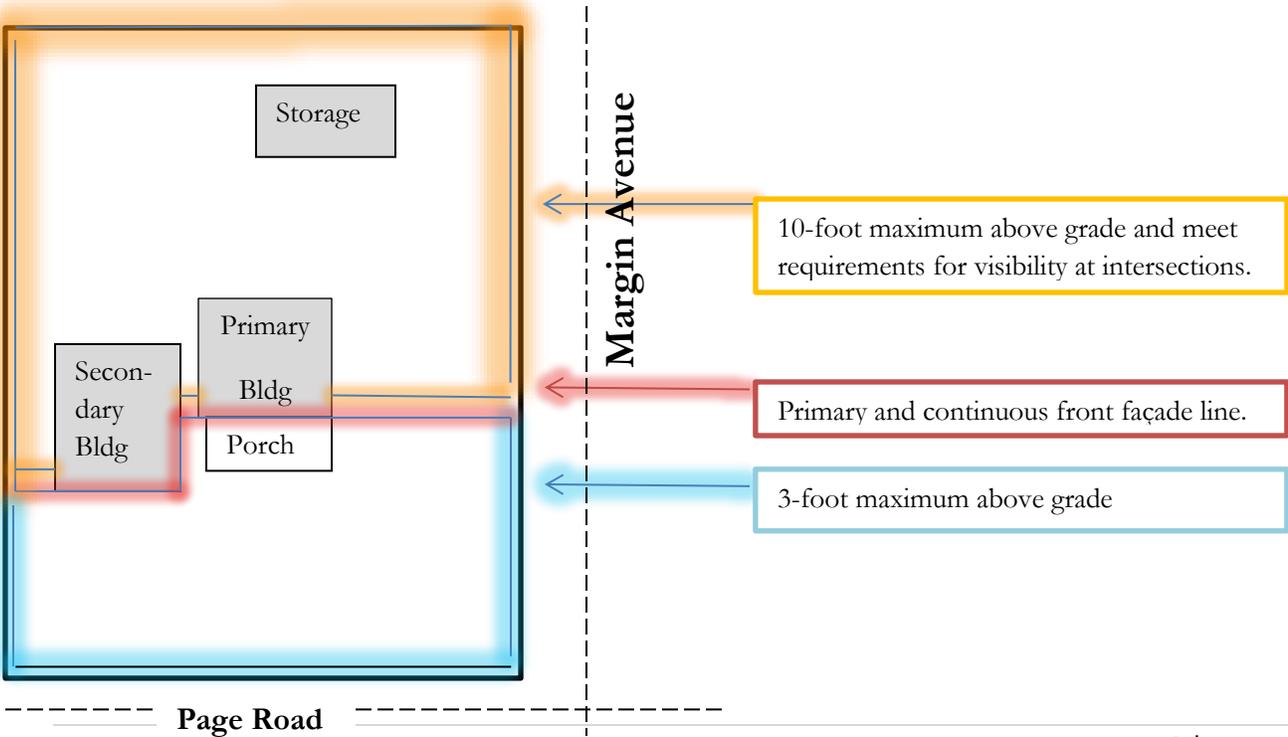


# Business and Industrial Fence Examples

## A. Interior Business or Industrial Lot



## B. Business or Industrial Lot Corner Building Site



# Visual Definitions for Fences

## Stockade Fencing



## Split Rail



# Picket



# Wrought Iron



