

UDO # April 5, 2018

AN ORDINANCE REVISING CHAPTER B OF THE UNIFIED DEVELOPMENT
ORDINANCES TO REGULATE RESIDENTIAL FENCES IN RESIDENTIAL DISTRICTS

1.11 Fences.

1.11.1 Purpose and Intent.

The purpose and intent of this section is to regulate the location, height, and appearance of fences, to protect adjacent properties from the indiscriminate placement of fences, ensure safety, security, and privacy of land and ensure that fences are subject to timely maintenance, as needed.

1.11.2 Applicability.

The provisions of this section shall apply to all construction, repair and replacement of residential fences in residential zoning districts, unless exempted in accordance with Section 1.11.8. Exemptions. A residential fence may be erected only in accordance with the provisions of this section. A residential fence is a structure that encloses an area, typically outdoors, that is usually constructed from posts that are connected by boards, wires, rails or netting without a solid foundation along its entire length. This provision does not apply to masonry walls.

1.11.3 Location Requirements.

A. General.

1. Fences shall not be located within the public right-of-way.
2. Fences shall comply with any and all residential setback requirements.

B. Public Utility Easements. Fences located within utility easements shall receive written authorization from the easement holder. The City shall not be responsible for damage to, or the repair or replacement of fences that must be removed to access such easements.

C. Blocking Nature Drainage Flow. A fence shall not be installed so as to block or divert a natural drainage flow onto or off any other land.

D. Obstructions at Intersections. No fence shall be erected or maintained in a manner that obstructs visibility for motorists at any street intersection.

E. Within the Historic Overlay District. A fence constructed within the Historic Overlay District shall comply with the requirements of said District.

1.11.4 Height Standards. Residential fences in residential zoning districts

- A. No fence located in any front yard setback shall be built to a height greater than four (4) feet above grade except as provided herein. Notwithstanding this provision, when the

zoning officer finds that there exists an unusual or extraordinary circumstance where an overwhelming public interest is served by allowing additional height to protect a residential use from the potential negative impacts of non-residential uses, the zoning officer may permit a height of up to ten (10) feet above grade for such fences.

- B. No fence located in the side or rear yard shall be greater in height than eight (8) feet above grade height in the rear or side yard except as provided herein. Notwithstanding this provision, when the zoning officer finds that there exists an unusual or extraordinary circumstance where an overwhelming public interest is served by allowing additional height to protect a residential use from the potential negative impacts of non-residential uses, the zoning officer may permit a height of up to twelve (12) feet above grade for such fences.
- C. Measurement. Fence height shall be measured at the highest point above grade (not including columns or fence posts) on the portion of the fence nearest an abutting or adjacent lot or street right-of-way. Safety railings required by the State Building Code shall not be included in fence height measurements.

1.11.5 Materials

- A. General. The following fence materials are permitted for fences and must be designed to be used as fencing material:

1. Ornamental iron, steel or aluminum
2. Wood
3. Composite materials designed appear as wood, metal or masonry; or
4. Chain-link, except where prohibited
5. Vinyl fence panels

- B. Restricted materials

1. Barbed wire, razor wire, concertina wire, or similar materials are prohibited for residential uses.
2. Fences that carry an electrical current are prohibited except for the purpose of enclosing livestock or as required by a federal, state or local government agency. Nothing shall prohibit below-ground electrical fences intended for keeping pets.

- C. Prohibited Materials.

Fences made of debris, junk, rolled plastic, sheet metal, untreated or unpainted plywood, or waste materials, unless the materials have been recycled and reprocessed, for marketing to the general public, as fencing materials designed to resemble fencing materials (e.g. picket fencing made from recycled plastic and fiber).

1.11.6 Finished side.

When a fence is primarily parallel to and within 15 feet of a public street, it shall be configured so that the finished side of the fence faces the street right-of-way other than when required by the State Building Code. For purposes of this section, the finished side does not include supporting members or bracing.

1.11.7 Maintenance.

Fences shall be maintained in a safe manner plumb (vertical) to the ground. Fences not maintained in a safe manner through neglect, lack of repair, manner of construction, method of placement or otherwise shall be repaired, replaced or demolished.

1.11.8 Exemptions.

The following are exempted from the standards in this section:

- A. Temporary fences for residential construction sites, including but not limited to: fencing necessary for soil erosion and sedimentation control and tree protection.
- B. Any and all masonry walls.
- C. The fence height limitations in this section shall not apply to fences built in conjunction with the following:
 - 1. Utilities;
 - 2. Landfills, Construction and Demolition Landfill, Land Clearing and Inert Debris, Landfill Sanitary;
 - 3. Correctional Facilities;
 - 4. Military facilities;
 - 5. Hazardous Waste Disposal Facilities;
 - 6. Police or Fire Station;
 - 7. Recreation Services, Outdoor;
 - 8. Outdoor Display, Retail;
 - 9. Storage and Salvage Yard;
 - 10. Motor Vehicle Storage Yard;
 - 11. Motor Vehicle Dismantling and Wrecking Yard;
 - 12. Habitation Facilities, A, B, or C;
 - 13. Borrow Site;

14. Helistop or Heliport;
15. Airport, Private or Public;
16. Kennels, Indoor;
17. Mining, Quarry or
18. Swimming Pool, Private.

1.11.9. Nonconforming fences.

All non-conforming fences shall be removed within two years from the effective date of this ordinance unless the zoning officer finds that there exists an unusual or extraordinary circumstance where an overwhelming public interest is served by allowing additional height to protect a residential use from the negative impacts of non-residential uses provided the fence does not exceed the additional height limitations set forth in 1.11.4.