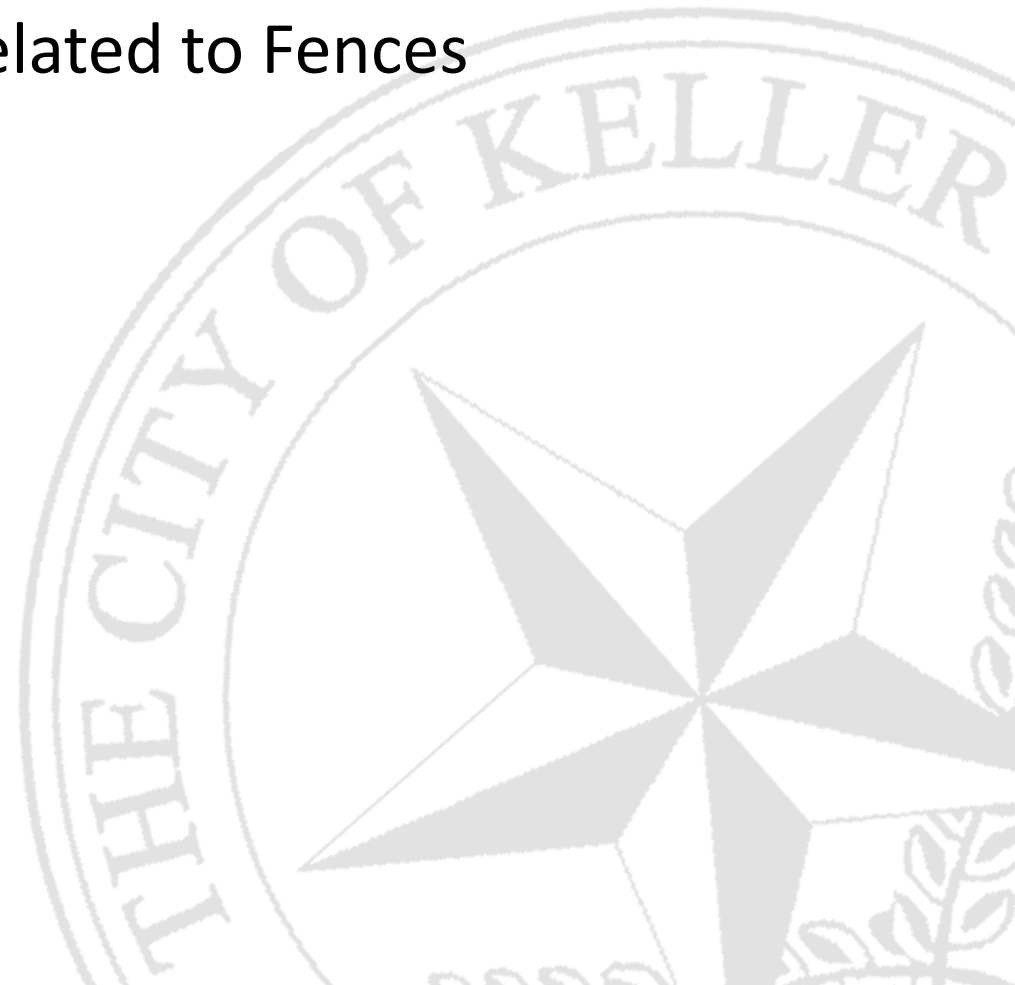


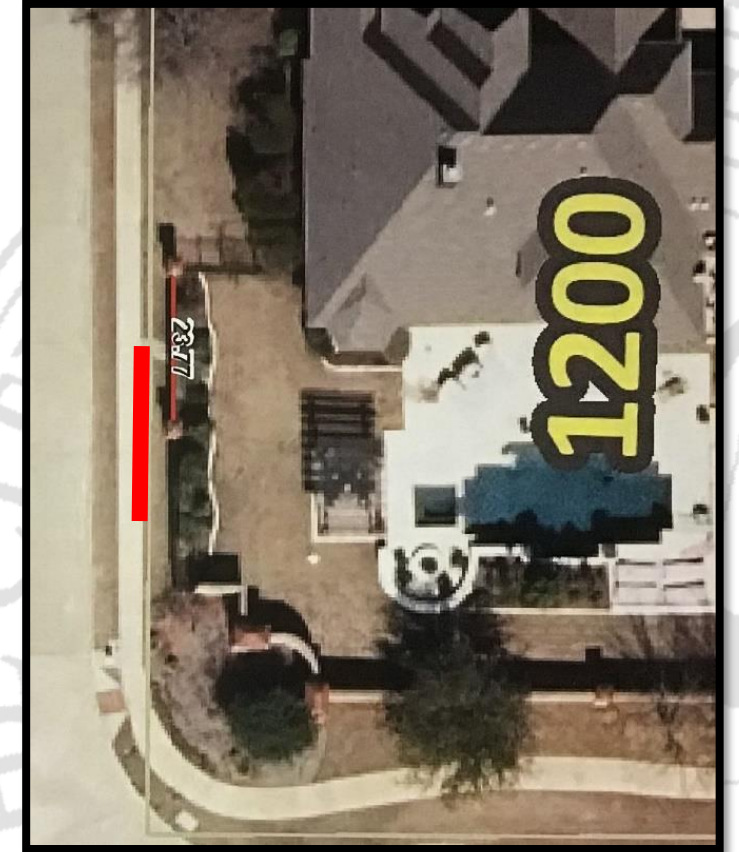
## **Item D-3 Work Session**

Proposed Changes to the UDC Related to Fences



## Item D-3 Work Session

Permit Trigger: Eight-foot (8') span or greater. All vertical posts shall be metal posts set in concrete.





## Item D-3 Work Session

Fence material requirements:

- Permits a combination of materials
- Allows masonry (i.e. Trex-like products) for fencing materials.
- Prohibit vinyl.
- Permits slickwire and utility fencing in addition to electric and barbed wire for agricultural purposes.
- Requires consistent color.



## Item D-3 Work Session

For legal, non-conforming fences (including fences located along Thoroughfares), require entire fence to comply with current ordinance if applicant was replacing sixty percent (60%) or more of the fence. This mirrors building code triggers related to structures.





## Item D-3 Work Session

### Vinyl-clad Chain Link Fencing:

- Limited to dog runs and athletic enclosures
- Permit up to 10' Height
- Black, Green, or Tan colors



## Item D-3 Work Session

Add provisions to address drive gates and minimum depth from street for properties in zoning districts SF-20, SF-25, SF-30, and SF-36.

- Must swing in, away from street
- Minimum 25' from curb or edge of pavement for stacking
- If along a Thoroughfare, minimum is 50' from curb or edge of pavement





## Item D-3 Work Session

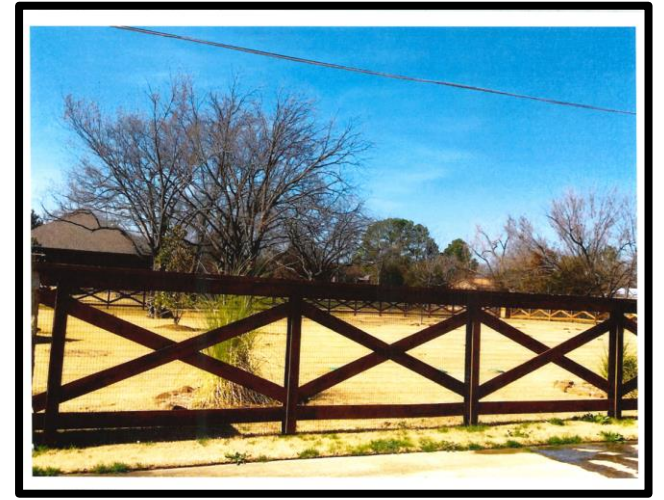
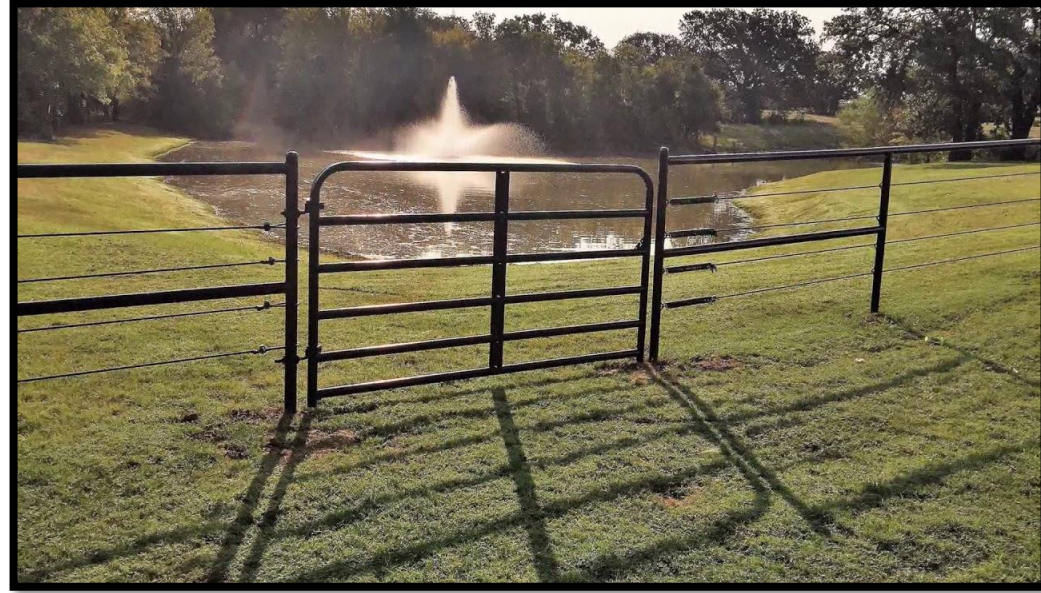
For front and side yards in zoning districts SF-20, SF-25, SF-30, and SF-36:

- May use an open-style fence (including thin-gage wire) up to six feet (6') in height
- For corner lots, a visibility triangle shall be required





## Item D-3 Work Session



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## Item D-3 Work Session

Require fences in or adjacent to parks, open space areas, drainage easements and drainage ways (including floodplains and floodways) to be constructed of an open iron or tubular steel type material.



## Item D-3 Work Session

### Temporary Chain Link Fences:

- Allow galvanized chain link on a temporary basis for special events.
- Require galvanized chain link in conjunction with fence wrap for commercial construction sites and subdivision development of five lots or more.
- Allow for marketing on required fence wrap in lieu of development sign.





## Item D-3 Work Session

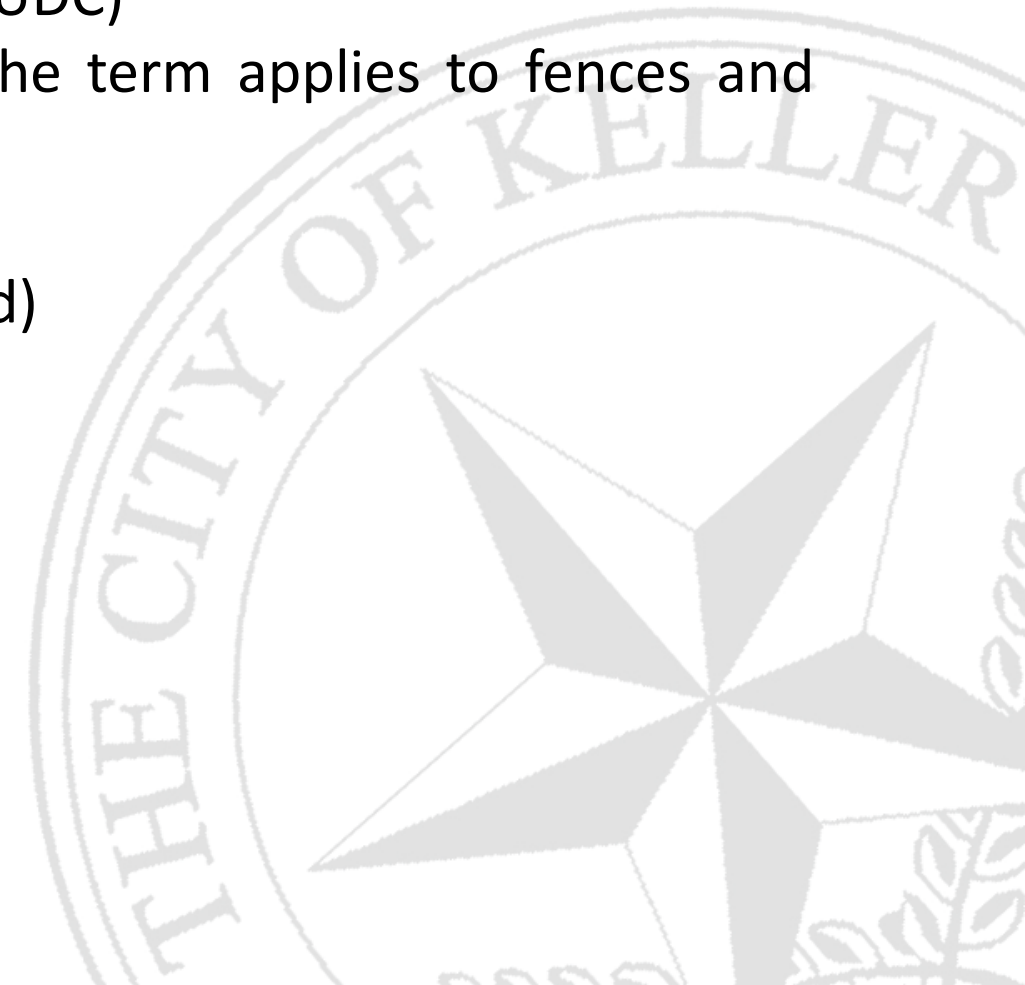
Require a Development Sign for All Non-Residential Developments and All Residential Subdivision Developments (or marketing fence wrap in lieu of sign).



## Item D-3 Work Session

### Add Definitions:

- “Drainage Way” (currently not defined in the UDC)
- “Masonry” to “Masonry Façade” to clarify the term applies to fences and building materials as well as facades
- Under “Signs”
  - Add “Development” (currently not defined)
  - Add “Fence Wrap” (currently not defined)





## Item D-3 Work Session

Once the Planning and Zoning Commission is satisfied that the proposed amendments are satisfactory, shift review of any variance to fence regulations back to the Zoning Board of Adjustment. Appeals from ZBA would go to District Court. In the short-term, keep the fence review under the purview of the Commission and City Council.



**Questions?**  
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