



# **Fence Regulations Discuss changes related to Subdivision Fences**

City Council  
Study Session  
June 18<sup>th</sup> , 2019

# Subdivision Fences

- Definition: a fence located adjacent to a public right of way constructed of the same materials with substantially the same continuous design that has been installed as an architectural feature, screening device or sound barrier across the front, side and/or rear yard of four or more adjacent lots, with breaks in the fence only at intersections with public rights of way, utility, drainage or pipeline easements or creeks, streams and/or other water ways.



# Typical subdivision fences



# Information for Consideration

- Current regulations require subdivision fences be maintained in uniform in appearance and construction for the entire length of the fence despite the fact the fence may be owned by more than one person or entity. Sec. 22-265(b)
- This provision can pose challenges for subdivision walls in neighborhoods with both active and inactive HOA's such as:
  - Who performs routine maintenance and/or repairs?
  - What if individual property owner desire more privacy or screening than provided by existing wall?
  - Some styles, colors or types of masonry materials used in the construction of older walls are no longer manufactured.
  - Active HOA's cannot attain consensus between property owners adjacent the wall versus interior lot property owners.



# Potential option

- Create a new concept called “secondary subdivision fence”
- Definition: a fence located on an individual lot or parcel of land, constructed of wood, ornamental metal or masonry and located within a range of not less than one foot (1’) and not exceeding three feet (3’) of proximity to a to a existing subdivision fence, not exceeding eight feet (8’) in overall height above grade and be no closer to the grade than at least two feet (2’).
- Could address the individual property owners concerns regarding privacy and screening.
- Suggested placement would allow existing wall to be maintained via either side.

# Potential concern

- Secondary subdivision fence may not be “uniform” in appearance. Each parcel could be constructed of different material or color and not all parcels would be required to have the secondary fence resulting in a possible patchwork appearance.

## *Proposed Design*

- Proposed Secondary Privacy Fence:
  - Design Details Major Thoroughfare View –



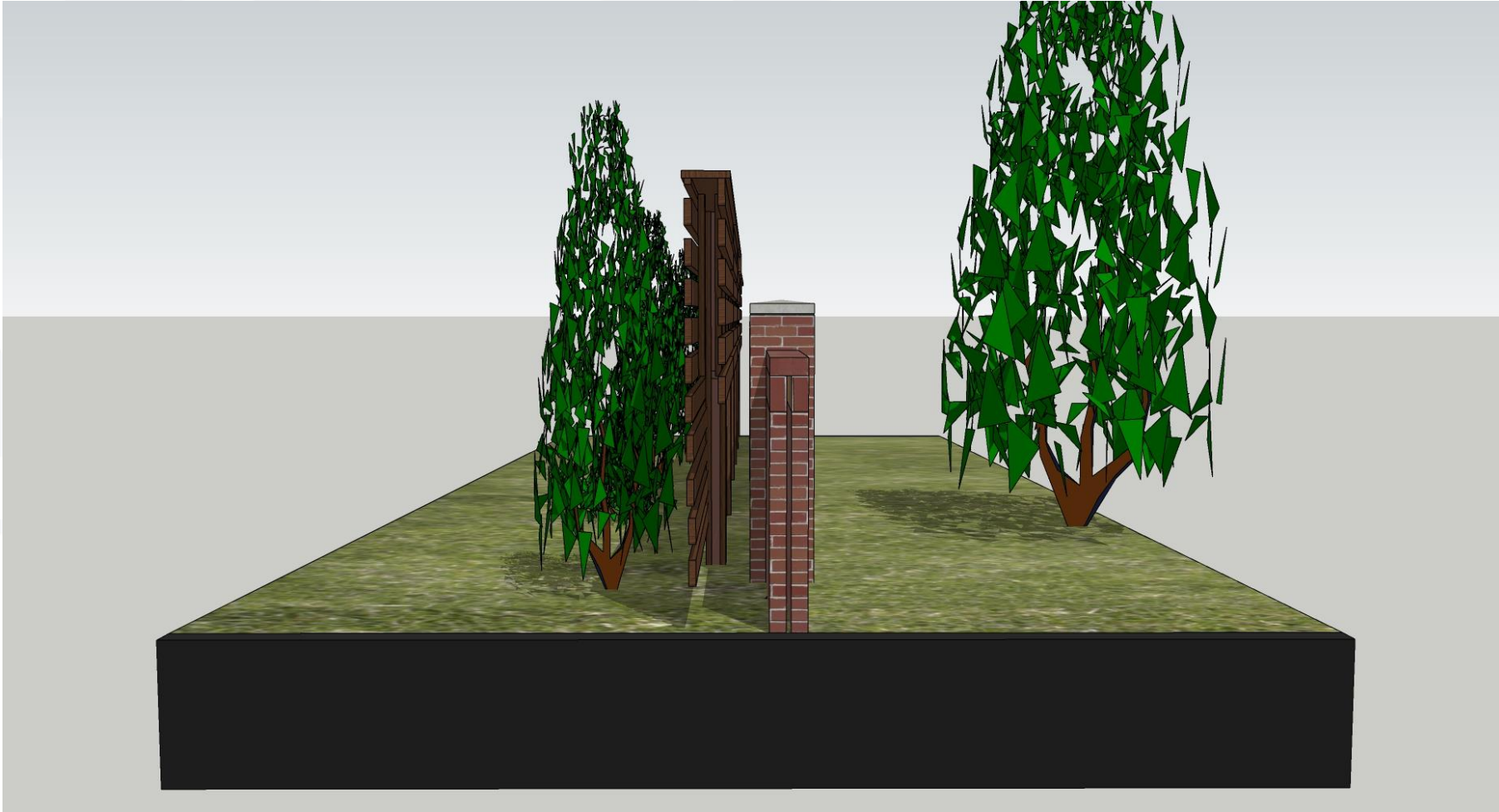
## *Proposed Design*

- Proposed Secondary Privacy Fence:
  - Design Details Homeowner View –



## *Proposed Design*

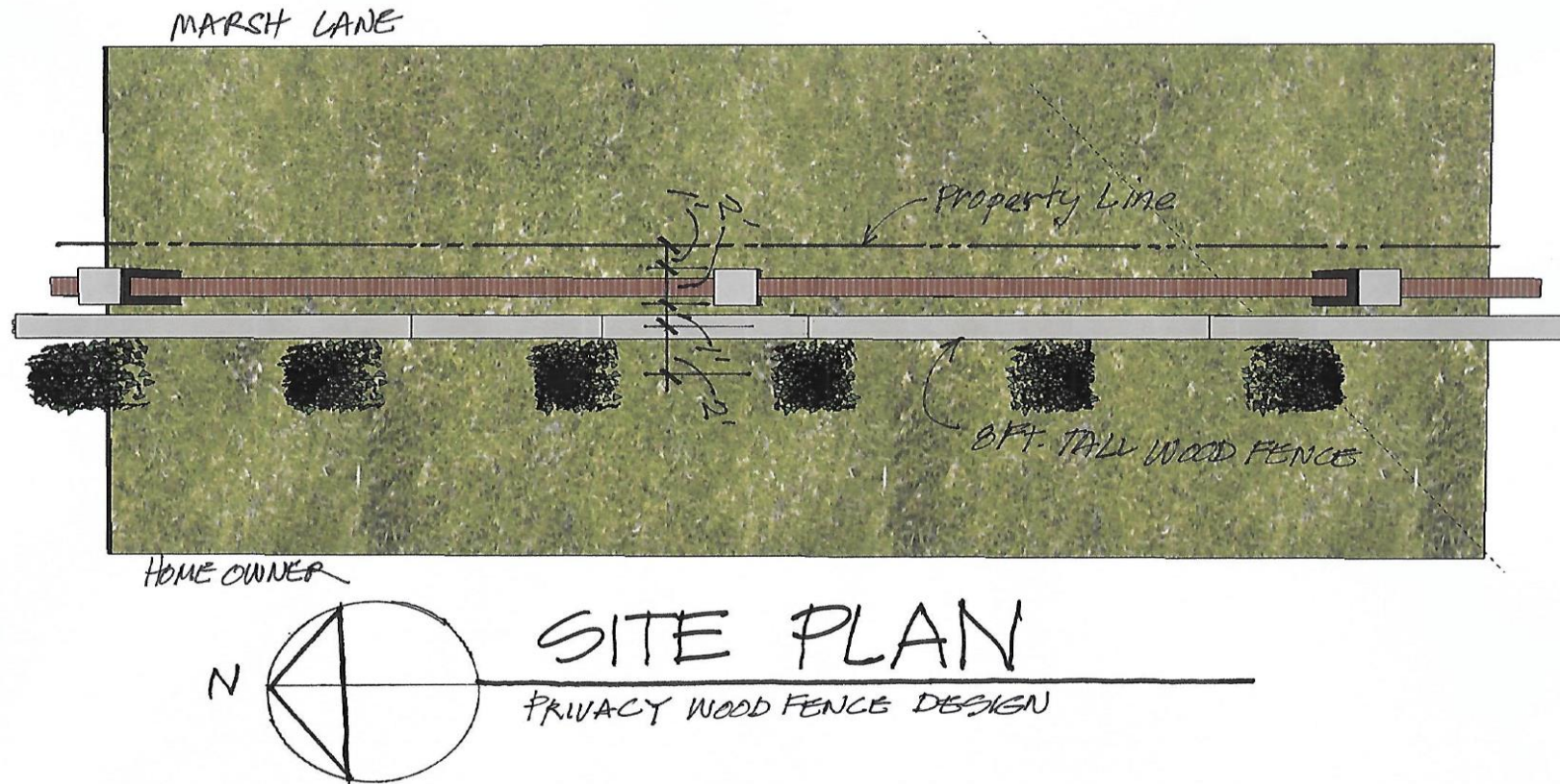
- Proposed Secondary Privacy Fence:
  - Design Details Wall Section –





# Proposed Design

- Proposed Secondary Privacy Fence:
  - Design Details Site Plan and Aerial View –





# Discussion and Direction