

June 14, 2019

Discussion on Land Development Code Changes: Fences and Walls

At the May 28, 2019 Planning and Zoning Board meeting, the Board asked staff to come back with some proposed code language for discussion, that provides an administrative mechanism for allowing fences and wall in the front yard of residential properties fronting Hoffner Avenue and Seminole Drive.

The language provided below, is for the Board's discussion and consideration. It could be supplemented into the existing Land Development Code Section 50-102 (b) (5) regulating maximum height and location of fences and walls.

Fences on Hoffner Avenue or Seminole Drive. A fence, wall, or other structure in the nature of a fence, up to four feet in height, may be located within the required front yard setback on residential property having frontage on Hoffner Avenue or Seminole Drive, provided that the fence complies with the following:

- a. Fences shall be located on private property, no closer than five feet from the edge of the sidewalk nearest the house;
- b. Structural and decorative posts or columns, not exceeding six feet in height or eighteen inches in width, and spaced no closer than six feet apart, from center to center shall be permitted;
- c. The color, material, and design of the fence shall be compatible with the architecture of the dwelling unit on the property;
- d. Any screen landscaping and associated irrigation shall be installed and maintained on the street side of the fence;
- e. Gates, when in an open position, shall not block the sight distance of the abutting public street, walk, or right-of-way.

An additional consideration is that for lots with a depth greater than specified number of feet (such as 450 feet), the fence must be no closer than sixteen feet from the edge of the sidewalk nearest the house. This could prevent a possible tunnel of wall effect if the fence/wall were to be placed closer to the street.