

11.4 Walls, Retaining Walls, and Significant Grade Changes

11.4.1 Fences, Walls, Retaining Walls, and Significant Grade Changes

11.4.1-1 Grade Change:

A: Retaining Walls greater than 10 feet in height are prohibited, walls associated with basements or daylight basements are excluded. Retaining walls over 4 feet must be decorative (Image 11.5) incorporating such items as varying block sizes, finials, block patterns, recessed panels and/or screened with approved evergreen trees and shrubs. Blank concrete and standard stacked masonry block alone shall not be considered decorative. Shrubs for retaining wall screening are required to be a minimum of 1'x1' foot at planting; trees are required to be a minimum of 2" caliper. Spacing requirements shall be 1 tree (large or small maturing) and 4 evergreen shrubs for every 20 feet with a minimum planting strip width of 5 feet.

B: Final Elevation Slopes greater than 5:12 or 41.66% are prohibited for new grading. Elevation changes at or greater than 3:12 or 25% are prohibited for new grading* unless planted with approved low maintenance and non-invasive evergreen groundcover such as creeping or spreading Junipers, Mondo grass, or Asiatic Jasmine. Spacing of this groundcover shall be such that at maturity the entire slope is covered (Image 11.8) or a minimum of every 4 feet in an offset grid pattern, whichever is less.

*Roads Excluded

11.4.1-2 General Fences and Walls:

The best or most attractive side of all fencing or similar must face outward toward adjacent properties if that fence or wall faces a street. Chain link fencing is prohibited.

11.4.2 Required Rear Yard Open Space:

A private rear yard open space of 20' x 25' or 500 square feet with a minimum dimension of 15' is required for all residential uses where there is but one home or unit tied to a private parcel of land such as town homes or single family homes (multiple or common ownership situations such as condominiums or apartments are exempt except when built following town home or single family templates such as detached condominiums. This space may include at grade patios, non-enclosed arbors, and similar, but not elevated or enclosed items such as decks and garages. This required rear yard open space must not be at such a severe slope as to prohibit its easy enjoyment.



Image 11.7



Image 11.8