



PLANNING

To: Mayor and Town Council

From: David Soto, Planning Manager

Through: Bob Scott, Executive Director of Administrative Services
Hulon T. Webb, Jr., Interim Executive Director of Development and Infrastructure Services

Re: Town Council Meeting – August 23, 2022

Agenda Item:

Discussion regarding open fence standards and screening requirements.

Description of Agenda Item:

At the July 26, 2022, Town Council meeting, a citizen commented about the Town's open space fence standards. The citizen's property backs up to an open space lot with a hike and bike trail and he is requesting alternative consideration to the current requirements to allow the attachment of an artificial screening material to the existing wrought iron fence.

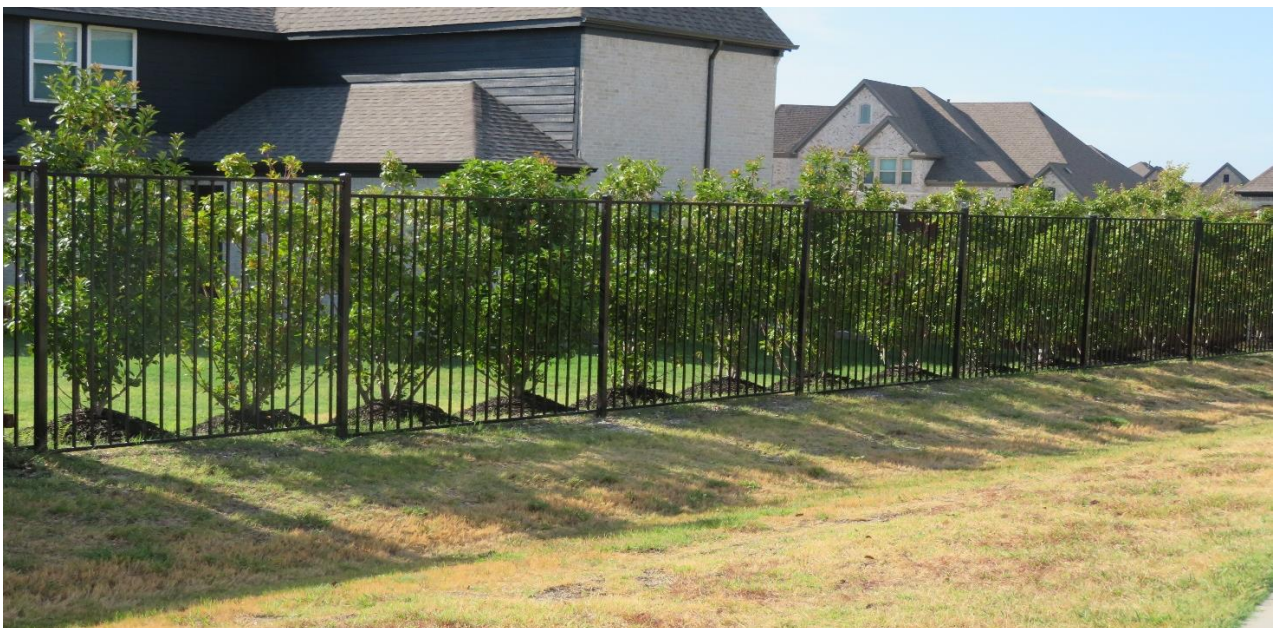
To address the citizen's comments, the Town Council requested this issue be brought up at a future Town Council meeting for discussion. Town staff will be discussing the Town's requirements for open space fencing to address the citizen's comments, and also providing the Town Council with the open fence screening requirements along thoroughfares adjacent to residential and the screening fence and wall requirements adjacent to non-residential for discussion purposes.

OPEN SPACE FENCING STANDARDS

ARTICLE 3.19.001.(10) - Fence Regulations (Open Fencing Requirements):

Fences adjacent to public or private open space, public or private parks, or hike and bike trails shall be ornamental metal, tubular steel or split rail with a minimum 50 percent through vision. Wooden fences legally installed on or before October 7, 2015, may be replaced with a wooden fence in compliance with the wooden fence standards as they exist or as may be amended.

Examples of Open Space Fence Requirements are shown below:



RESIDENTIAL THOROUGHFARE SCREENING STANDARDS

Purpose statement. The image of the Town and its related influence on property values and the types of development that occur directly affect the public welfare of the town. With streets being the largest public land use, the image people experience when traveling town streets can have a substantial impact on the overall image of the town. This section is designed to create a positive visual image from town streets by providing quality screening. In addition to improving the town's image, these landscape screening options are intended to buffer residential uses from roadway noise to minimize sound and visual nuisances of roadway adjacency.

Sec. 10.03.148 - Residential Thoroughfare Screening:

Per the Subdivision Ordinance, Screening is required for all single-family, two-family, and townhome lots and subdivisions as follows:

- (1) The rear of all lots that back to a thoroughfare or collector.
- (2) The side of all lots that side to a thoroughfare or collector, unless a lot sides to a median divided entry street to a subdivision; and
- (3) Between any street and an adjoining parallel alley or street.

In addition to the landscape requirements a continuous ornamental metal fence with a minimum height between 6ft – 8ft with masonry columns spaced between 75 feet and 100 feet shall be constructed along the shared property line between the landscape buffer and the abutting lots. The purpose of this screening is to provide quality screening that will create a positive visual image from the Town streets.

Examples of Residential Thoroughfare Screening is shown below:



There have been some variations of screening requested by Planned Developments or existed prior to the adoption of the screening ordinance. These neighborhoods have a masonry wall, a combination of masonry wall and wrought iron fence, and or wood fence.

SCREENING FENCE AND WALL REQUIREMENTS ADJACENT TO NON-RESIDENTIAL

SECTION 5. - Screening Fences and Walls (Non-residential to non-residential screening):

Screening between non-residential to non-residential is not required. The only time screening is required is when you have multifamily, institutional, or non-residential use sides or backs to a property that is zoned or designated on the future land use plan for residential (non-multifamily) uses, or when any institutional or non-residential use sides or backs to a MF District.

Prior to the construction of the Town Hall, there was a 6' chain link fence surrounding the warehouses at the southeast corner of McKinley Street and Broadway Street. As there are no requirements between non-residential and non-residential at that time, the Town requested additional screening be provided as shown below.



Prohibited Screening:



Green Mesh – Open Space



Black Mesh – Residential Thoroughfare Screening



Artificial Landscape – Residential Thoroughfare Screening



Artificial Landscape – Open Space (Requested by Citizen)

Town Staff Recommendation:

Town staff recommends that the Town Council provide feedback on the current open fence standards and screening requirements.