

# Chapter UDC. Unified Development Code

## ARTICLE 5. Landscaping and Screening Standards

### Section 5.1. Landscaping and Screening Standards

#### § 5.1.2. Fencing and screening standards.

A. Requirements applicable to all districts.

1. Fences and walls in front yards.

- (i) Opaque fences or walls are prohibited within a required front yard unless otherwise specified in this Section **5.1.2**.

Table 4.4-3: Required Fence or Screen by Abutting Use

	Developer obligated to install fence type abutting use or zoning district			
	Nonresidential	Multifamily	Single-Family	Right-of-Way
<b>Nonresidential</b>	None allowed Except where needed for safety or compatibility	Type 1	Type 1	None
<b>Multifamily (3+ units)</b>	Type 1	Type 2 or Type 3	Type 1	Type 2
<b>Single-Family</b>	Type 1	Type 1	Type 3	Type 1 (Collector or higher) Type 2 or Type 3 (Local)

- (ii) Fences or walls within a required front yard shall not exceed four (4) feet in height, except in the AG or P districts.

2. Fences and walls in rear and side yards.

- (i) Fences and walls in rear and side yards shall be placed on a property line with the exception of fences within a common area or maintenance easement (see Subsection C below).

- (ii) No fence or wall in a rear or side yard may exceed eight (8) feet in height or utilize any hazardous device such as barbed wire or electrification, except in the AG or P districts.

3. All fences and screening walls shall be maintained by the owner of the property in a structurally-sound condition through regular staining, sealing, shoring, tuck pointing, and replacement of rotten, missing, or sagging members, pickets, panels, stringers, posts, or other component of the fence or wall.

4. Detention and retention ponds that are fenced must employ wrought iron or a living screen or a combination.
  5. Fence and screening wall types.
    - (i) Type 1: Full masonry 6-8 feet (brick, stone, stamped concrete).
    - (ii) Type 2: Partial masonry (up to 30%) with metal (wrought iron, tubular steel, or equivalent - aluminum alternative if maintained by HOA).
    - (iii) Type 3: Stained or painted cedar board with rustproof metal posts with top caps, or rustproofed and powder coated, or rustproofed and powder coated tubular steel; or masonry; or a combination of each with a maximum 25% transparency, if approved by the City Engineer.
    - (iv) Type 4: Temporary fencing for construction site/security may be permitted by the Building Official in accordance with Section 108 of the IBC. Signage on or attached to temporary fencing is prohibited, see UDC 4.2.1.D.
  6. When differing land uses or zoning districts abut, fences or walls shall be installed as indicated in **Table 4.4-3**.
  7. Undeveloped property may be fences with Type 1, 2, or 3 fencing, or fencing may consist of wooden or steel posts with nonbarbed wire or metal lattice. Posts shall not be painted or coated in garish or harsh color tones.
  8. A permit shall be obtained from the City prior to construction of any fence or screening wall.
  9. Screening of mechanical equipment.
    - (i) Mechanical equipment shall be screened from adjacent properties, from residential uses (including those within the same property), and any public or private right-of-way based on a view of the same building elevation measured from at least six (6) feet above the surface of the street or highest grade within the right-of-way.
    - (ii) Roof-mounted mechanical equipment shall be screened with a parapet wall that matches the face of the building or a screening wall that complements the color of the building. A screening wall may only be utilized if it is set back at least six (6) feet from the edge of the roof.
    - (iii) Ground-mounted mechanical equipment, including, but not limited to, condenser units and electrical and gas meters, shall be screened by a wall section that matches the face of the building or by a living screen of hedges that achieves a sufficient height to fully screen all mechanical equipment placed on the ground or mounted to the building face, within three growing seasons.
    - (iv) All cables, wires, utility lines, piping, drains, or other similar components shall be placed interior to the building or camouflaged using paint or material that matches the building face. All other mechanical equipment not listed above, fuel storage, materials storage, ground-mounted satellite dishes and antennae, service or delivery areas, and solid waste container areas shall be screened from the street by an appropriate vegetative screen or masonry wall, except to the extent needed to provide access.
- B. Nonresidential and mixed-use screening.
1. Screening of residential properties.
    - (i) A Type 1 fence or screening wall is required between residential (AG, R-1, R-2, R-3, R-4, R-5, and PDDs with underlying residential uses) and nonresidential uses (MU-N, MU-C, MU-TC, CR, P, and PDDs with underlying nonresidential uses).

- (ii) All lots, or parts of lots, with one or more nonresidential use and whose side or rear lot lines are adjacent to a residential district or use and not separated by a public or private street or roadway, shall be screened from such residential district or use a Type 1 fence or screening wall.
- (iii) A Type 1 fence or screening wall, including applicable footings, shall be placed entirely upon the lot wherein the nonresidential use is located and be adjacent to the buffer strip required in Section **5.1.1.B.2**.
- (iv) Maintenance responsibility of such wall shall be borne by the nonresidential property owner.

2. Screening of outdoor storage.

- (i) Outdoor storage shall be placed behind the building with which it is associated, if present, and screened from any public or private right-of-way and all adjacent properties by a Type 1 fence or screening wall extending at least six (6) feet above the nearest paved surface, unless such requirement is modified by a Specific Use Permit (SUP).
- (ii) No outdoor storage shall extend higher than the top of the Type 1 fence or screening wall, or six (6) feet if no fence or screening wall is present.

C. Residential fencing and screening.

1. Low-density residential subdivision fencing requirements (detached single-family, duplex, and townhome developments in R-1, R-2, and R-3 districts).

- (i) All property lines or subdivision boundaries that abut a Nonresidential or Mixed-Use district or a street classified as a Collector or higher shall provide a screening wall to a height of at least six (6) feet from the grade of the property line consistent with **Table 4.4-3**.
- (ii) Screening walls that abut a street classified as a Collector or higher and are longer than 500 feet shall provide wall insets every 150 feet, with posts or panels separated by three (3) to six (6) feet and enclosed with a section of wrought iron fencing and a hedge or other plant material growing to a mature height of at least five (5) feet.
- (iii) Screening walls required in this Subsection 1 or screening walls that provide screening for two (2) or more lots shall be placed within a separate lot or wall maintenance easement measuring at least ten (10) feet in width at the narrowest point and shall be conferred to the ownership or benefit of an HOA or special district and maintained by the HOA or special district.
- (iv) Separate lots dedicated on a plat for the purposes of screening wall maintenance shall not be subject to the standards of Section **3.4.1**.

2. Low-density residential private fencing requirements (detached single-family, duplex, and townhome developments in R-1, R-2, and R-3 districts).

- (i) Interior residential fences and front-facing fences shall be constructed from stained or painted cedar with rustproofed metal posts with top caps; or rustproofed and powder-coated wrought iron; or rustproofed and powder-coated tubular steel; or masonry; or a combination if approved by the City Engineer.
- (ii) Side and rear yard residential fences that face a public or private street of a Local classification or an open space area such as a pond or path shall be Type 3, with the exception of cedar fencing, and a combination with living screens shall not be permitted.
- (iii) The property owner may grow a living wall consisting of hedges, vines, or other plant material if it does not damage the fence.

- (iv) Side and rear yard fences that face a street classified as a Collector or higher shall be Type 3 and may include a cedar fence, provided the fence does not impede access to the interior face of a subdivision screening wall.
3. High-density residential fencing (3 units or more).
- (i) Perimeter fencing shall be Type 2 with a minimum height of four (4) feet and a maximum height of six (6) feet along property lines abutting public and private streets and a Type 1 wall a minimum of six (6) feet in height along all interior property lines.
4. Alternative compliance.
- (i) Use of wooden fence in high-density residential development.
    - (1) The developer may substitute a stained or painted board-on-board cedar fence with rustproof metal posts and top caps of the same height along interior lot lines shared with another high-density residential development.
    - (2) The developer may substitute a board-on-board cedar fence with rustproof metal posts and top caps of the same height along lot lines shared with a low-density residential development or nonresidential or mixed-use development if a double row of large trees is also provided with spacing between thirty (30) and fifty (50) feet along the entire section of the cedar fence.
  - (ii) Use of wrought iron fencing adjacent to shared open space. A developer may provide a wrought iron fence with vegetative screening that achieves full opacity and grows to a height of six (6) to eight (8) feet within three (3) years along an open space shared with a Low-Density Residential development in lieu of a Masonry wall.
  - (iii) Alternate screening plan. The Planning Director may approve an alternate screening plan for any residential development such as a landscaped berm or open space buffer, steep slope, or creek, if the plan meets the intentions of this subsection C. Residential Fencing and Screening and preserves or minimizes impacts to natural landscapes, habitat areas, steep slopes, or other areas of environmental sensitivity or viewsheds to such areas.
- D. Retention and detention pond fencing. Fencing of retention or detention ponds is limited to masonry wall, tubular steel, or wrought iron, no more than six (6) feet in height.

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