

WESTWOOD PLANNING COMMISSION

Staff Report

Meeting Date: November 1, 2025

Staff Contact: Katherine Carttar, City Administrator

Agenda Item: Consider advancing recommendations for text amendments to the Westwood City Code.

Background

Throughout the year, the Planning Commission has identified several areas in the Westwood City Code that are commonly requested be waived by applicants, or which constitute possible conflicts between the letter and the spirit of the City Code. Most of the cases coming before the Planning Commission/BZA or City Council are for variances and waivers from the City Code, especially on driveway width and fence materials. Conversations about proposed amendments to the City Code have been a topic at several meetings during public hearings.

Conducting an annual review of the zoning regulations City Code is an established goal of the Planning Commission and is included in the Planning Commission's annual work plan adopted at the beginning of each year.

The following slate of provisions recommended for revisiting and revision have been discussed by the Planning Commission at the June, July, August, and October Planning Commission meetings,

Staff Comments

The following provisions of the Westwood City Code were flagged for review and possible revision based on recent variance and waiver applications and policy-focused conversations. The Planning Commission will review the list and make their recommendations to the City Council to consider formal adoption.

Proposed revisions:

City of Westwood Municipal Code

4.3.10 Driveways

A. Each single-family dwelling is limited to one curb cut or entrance with a corresponding one-lane driveway having a maximum width of 1218 feet.

~~B. Any house with a single-car garage may have a driveway that widens to a maximum of 18 feet. This widening is allowed only for the final 18 feet of the~~

~~driveway closest to the garage. Any such driveway may widen gradually for an additional nine feet of transitional length in which the driveway widens from one lane to the prescribed maximum width.~~

4.3.9 Fence and Wall Standards

No fence may be placed upon any public right-of-way except by the city. No fence or wall detached from or attached to any building shall be erected or constructed upon any lot, plot, tract, or premises without a valid permit specific to said construction project.

1. The requirements for materials and style of construction shall be as follows:
 1. The type and design of any fence or wall must be suitable to and in conformity with the improvements on the lot on which it is constructed and shall be compatible with the surrounding neighborhood. Both sides of any fence or wall shall be of equal quality or finish; any fence or wall of post-and-support construction shall be built with the posts facing the interior of the tract. All fences and walls must be kept in good repair and appearance.
 2. All fences and walls exceeding four feet in height shall be made of **steel, aluminum, wrought iron,** wood ~~and of~~ (board-on-board style), of a material substantially similar in appearance as wood, or shall be of live material such as bushes or shrubs. All fences and walls constructed of live material must be kept trimmed and of an orderly appearance, may not exceed six feet, and may be situated at any location upon the lot or tract subject to easements and the city's tree ordinance.