Fence and Wall Standards (FW)

5.24 FW-01: General Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:

PR AG IA R1 R2 R3 UR M1 M2 MP UV IS NC LC GC OC CB HC EP IC I1 I2 HI

The intent of the Fence and Wall Standards is to ensure neighborliness, visibility, and aesthetic quality; and to protect the health, safety, and welfare of the residents. The following standards apply:

A. Cross Reference: Some regulations related to Fence and Wall Standards are not included in this section. Please refer to the following sections and documents for additional information and regulations:
   1. *Vision Clearance*: Fences and walls shall meet all vision clearance standards in *Section 5.95: Vision Clearance Triangle Standards*.
   2. *Covenants*: Property owners within subdivisions are advised to investigate applicable Declaration of Covenants which may impose greater restrictions than are found in the Unified Development Ordinance. The stricter standard of the two (2) apply to lots with covenants.

B. Permits: No permit shall be required for the installation of a fence or wall when located within the building envelope (i.e. meets all setbacks for primary structures).

C. Positioning:
   1. *Presentation*: Fences and walls shall present the non-structural face outward.
   2. *Property Line*: Fences and walls shall be permitted on the property line.
   3. *Easement*: No fence or wall shall be located within a public or private easement unless written permission from the easement holder has been granted.

D. Maintenance: All fences and walls are required to be properly maintained and kept in good condition.

5.25 FW-02: Parks and Recreation Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning district:

PR

The following standards apply:

A. Height: Fences and walls shall not exceed four (4) feet in height when located within twenty-five (25) feet of any property line. All other fences shall not exceed six (6) feet in height.

B. Height Exceptions: Fences that surround swimming pools, sport courts, sport fields, and similar amenities that are also located within the building envelope are allowed to be any height deemed necessary to protect players, spectators, vehicles, and adjacent property; or deemed essential to the facility to conduct the sport, recreation, or game (i.e. a backstop behind home plate in a baseball field or a wall for solo tennis practice).

C. Types:
   1. *Permitted Materials*: Wood, stone, masonry, wrought iron, decorative metal, and PVC shall be permitted fence and wall materials.
   2. *Permitted Materials for Sport and Recreation*: Vinyl, zinc or powder coated chain link, galvanized chain link, wood, stone, masonry, wrought iron, decorative metal, and PVC shall be permitted fence and wall materials for surrounding swimming pools, sport courts, sport fields, and similar amenities.
   3. *Prohibited Material*: Fences and walls shall not incorporate barbed wire, above ground electrified wires, razor wire, glass, sharpened top spikes, or similarly hazardous fence materials.

5.26 FW-03: Agricultural Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:

AG IA

The following standards apply:

A. Height: Fences and walls around a farmstead, not farm fields, shall not exceed five (5) feet in height in the front and side yards, and eight (8) feet in height in the rear yard. Containment fences for livestock, or fences around farm fields shall not exceed six (6) feet in height. Containment fences for livestock or exotic animals that are at least fifty (50) feet from all property lines are allowed up to ten (10) feet in height.

B. Height Exceptions: Fences that surround a swimming pool or sport courts located within the building setbacks, and in the side or rear yard, are allowed up to eight (8) feet in height.

C. Types:
   1. *Permitted Materials Around a Farmstead*: Wood, stone, masonry, wrought iron, decorative metal, and PVC shall be permitted fence and wall materials around a farmstead.
   2. *Permitted Materials for Containment and Farm Fields*: Vinyl, zinc or powder coated chain link, galvanized chain link, chicken wire, wire mesh, agricultural wire, wood, composite outdoor wood, stone, masonry, wrought iron, decorative metal, and PVC shall be permitted fence and wall materials for containment and for around farm fields.
   3. *Prohibited Material*: Except where used for containment purposes, fences and walls shall not incorporate barbed wire or above ground electrified wires. Razor wire, broken glass, sharpened top spikes, and similarly hazardous fence material are not permitted.

5.27 FW-04: Residential Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:

R1 R2 R3 UR M1 M2

The following standards apply:

A. Height:
   1. *Front or Side Yard*: Fences and walls in front or side yards shall not exceed four (4) feet in height.
   2. *Rear Yard*: Fences and walls in rear yards shall not exceed six (6) feet in height when located between the property line and the building envelope, or eight (8) feet in height when located within the building envelope.

B. Types:
   1. *Permitted Materials in Front, Side and Rear Yards*: Vinyl, zinc and powder coated chain link, wood, PVC, composite outdoor wood, stone, masonry, wrought iron, and decorative metal shall be permitted fence and wall materials.
   2. *Prohibited Material*: Fences and walls shall not incorporate metal or plastic slats in chain link fences. Barbed wire, above ground electrified wires, razor wire, broken glass, sharpened top spikes, or similarly hazardous fence material are not permitted.

5.28 FW-05: Manufactured Home Park Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning district:

MP

The following standards apply:

A. Height:
   1. *Perimeter Fences*: Fences and walls around the perimeter of a manufactured home park shall not exceed four (4) feet in height when installed along a frontage road and six (6) feet in height when located within ten (10) feet of the property line.
   2. *Dwelling Site Fences*: Decorative fences up to three and one-half (3.5) feet in height are allowed on a dwelling site, but they shall not enclose, partially enclose, or give the perception of being an enclosed dwelling site.

B. Height Exceptions: Fences that surround a community swimming pool or sport court located within the applicable building envelope, and at least fifty (50) feet from the public right-of-way of a perimeter street, are allowed up to eight (8) feet in height, otherwise the height limit shall be six (6) feet.

C. Types:
   1. *Permitted Materials in Front and Side Yards*: Vinyl, zinc or powder coated chain link, wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal, shall be permitted fence and wall materials.
   2. *Prohibited Material*: Fences and walls shall not incorporate metal or plastic slats in chain link fences. Barbed wire, above ground electrified wires, razor wire, broken glass, sharpened top spikes, or similarly hazardous fence material are not permitted.

5.29 FW-06: Non-residential Fence and Wall Standards

This Fence and Wall Standards section applies to the following zoning districts:

UV IS NC LC GC OC HC EP IC I1 I2 HI

The following standards apply:

A. Height:
   1. *Front and Side Yard*: Fences and walls in the front yards or side yards shall not exceed four (4) feet in height and shall be decorative in character.
   2. *Rear Yard*: Fences and walls in the rear yard shall not exceed eight (8) feet in height and shall be associated with securing outdoor storage or vehicles, or industrial uses. Otherwise, all fences or walls in rear yards shall not exceed six (6) feet in height.

B. Height Exceptions:
   1. *Swimming Poole or Sport Court*: Fences that surround a swimming pool or sport court located within the applicable building envelope, and at least fifty (50) feet from the public right-of-way of a perimeter street, are allowed up to eight (8) feet in height, otherwise the height limit shall be six (6) feet.
   2. *State or Federal Law*: Fences required by state or federal law shall be permitted to exceed eight (8) feet in height, but shall not be greater than the minimum height that meets said law.

C. Types:
   1. *Permitted Materials in Front and Side Yards*: Wood, composite outdoor wood, stone, masonry, wrought iron, vinyl, zinc and powder coated chain link, and decorative metal, shall be permitted fence and wall materials.
   2. *Permitted Materials in Rear Yards*: Vinyl, zinc or powder coated chain link, wood, composite outdoor wood, stone, masonry, wrought iron, and decorative metal, shall be permitted fence and wall materials.
   3. *Prohibited Material*: Fences and walls shall not incorporate metal or plastic slats in chain link fences. Barbed wire, above ground electrified wires, razor wire, broken glass, sharpened top spikes, or similarly hazardous fence material are prohibited.