

A stylized graphic in the background consisting of a grey five-pointed star at the top right, connected by a curved grey line that sweeps from the bottom left towards the star. Below the curve are two grey trapezoidal shapes, one on the left and one on the right, partially overlapping the curve.

ORDINANCE AMENDING
CHAPTER 31 –
SCREENING DEVICES

PH-24-028

September 17, 2024

Background

- If approved, the proposed ordinance will make the following amendments to Chapter 31:
 - Updates the requirements for a screening device between residential and commercial uses and between less restrictive and more restrictive residential uses. Currently, a 6-foot wood privacy fence counts as a screening device. The proposed changes would require the screening device to be masonry and 8-feet in height.

Background

- If approved, the proposed ordinance will make the following amendments to Chapter 31:
 - ▣ Defines *screening device* as: “a solid, opaque fence or wall of stone, brick, split-face concrete block, poured concrete, precast concrete, or other similar masonry material of equal character, density and design, which measures eight (8) feet in height, exclusive of caps on fence posts or pilasters.”

Background

- If approved, the proposed ordinance will make the following amendments to Chapter 31:
 - ▣ Updates language regarding screening devices to make the language consistent throughout the ordinance.
 - ▣ Provides an exception to the screening device requirement for properties that abut drainage easements or other undevelopable property.

Background

- If approved, any existing nonconforming screening devices may continue to exist until the following:
 - ▣ If destruction, requiring replacement, is greater than fifty percent (50%) of the structure's value, or
 - ▣ a complete replacement is required of the existing screening device.
- In both of the above cases, a permit would be required and the screening device will be required to adhere to the new screening device requirements as written.







Sep 2018 [See more dates](#)





Stakeholder Notification

- Staff reached out to stakeholders to request written feedback regarding the proposed ordinance on July 26, 2024.
- To date, staff has received no written comments regarding the proposed ordinance.

Staff Recommendation

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- Staff recommends approval of the ordinance as presented.

Commission Recommendation

- At their regular meeting on June 17, 2024, the Planning and Zoning Commission recommended approval of the ordinance as presented by a vote of 6 to 0.