



FENCES, SHEDS AND ACCESSORY STRUCTURES

OR-19-004

February 19, 2019

Background

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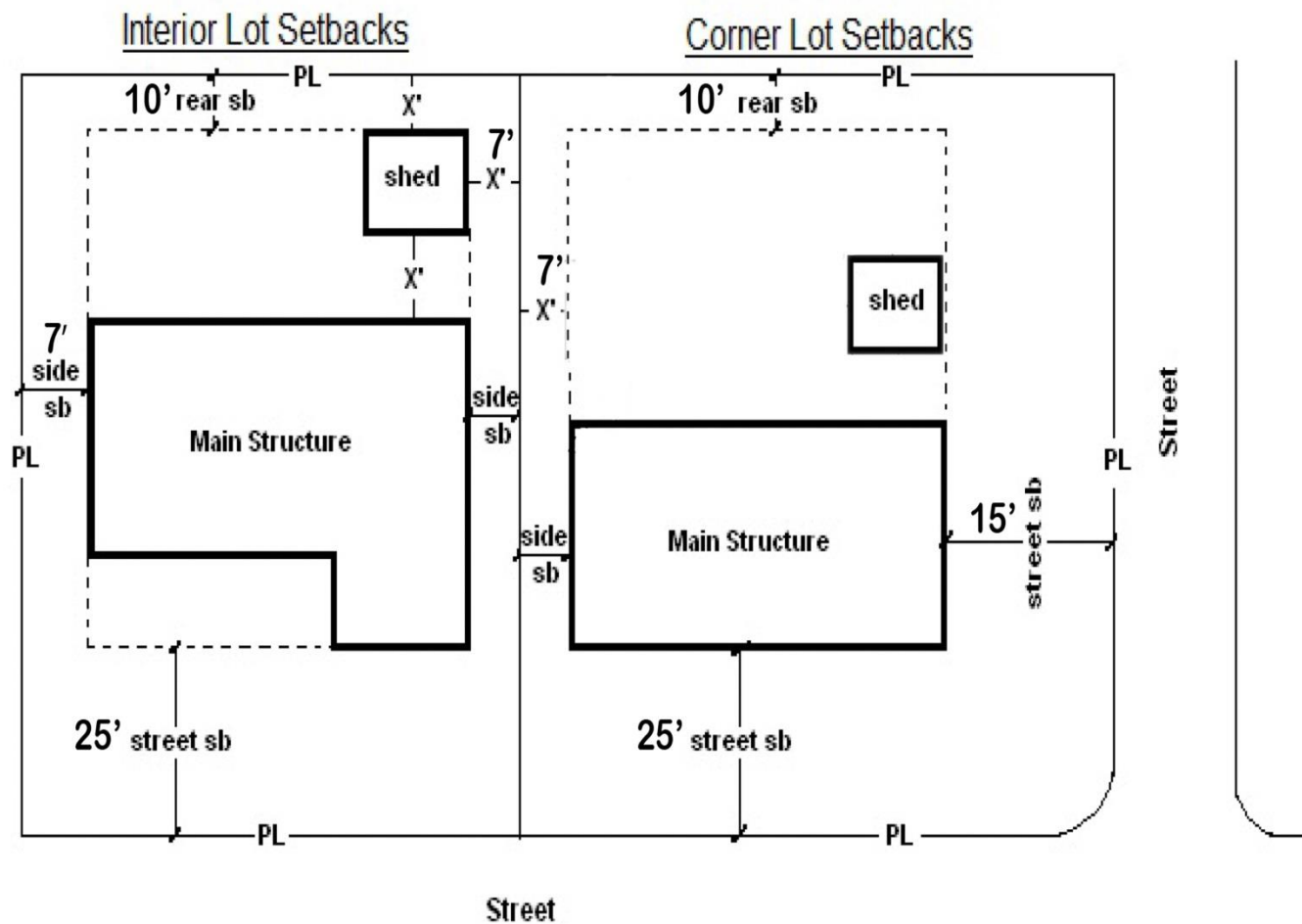
- Staff has received many calls from residents regarding the restrictive nature of the City's Code with regard to the placement of fences, sheds and accessory structures.
- In an effort to be responsive, staff has evaluated multiples sections of the Code (Chapters 8 and 31) in order to provide amendments that are beneficial to our citizens and business owners.
- Overall, the amendments provide clarifying definitions, reduce required side and rear yard setbacks from ten (10) feet to five (5) feet and also provide compatibility with side and rear fence height.

Proposed Amendments (example)

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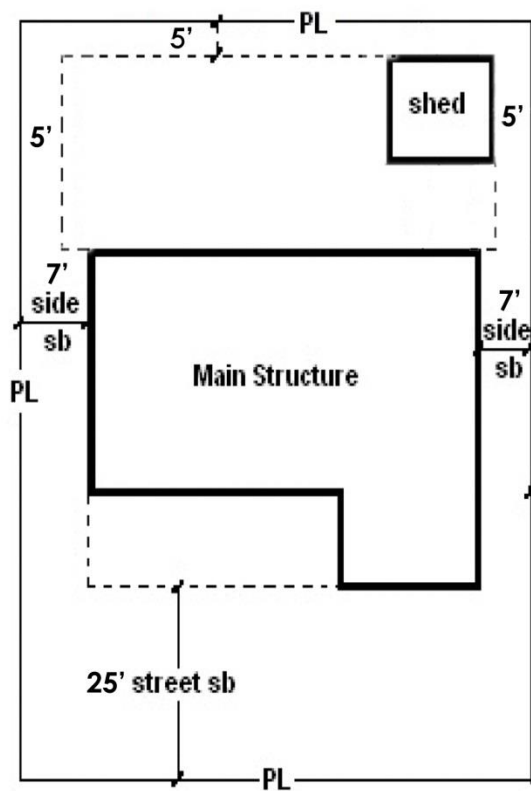
□ Sec. 31-473, Side yards, should read as follow:

(b) Accessory buildings 8 ft. or less in height may be placed 5 ft. from a side street property line in residentially used or zoned property.

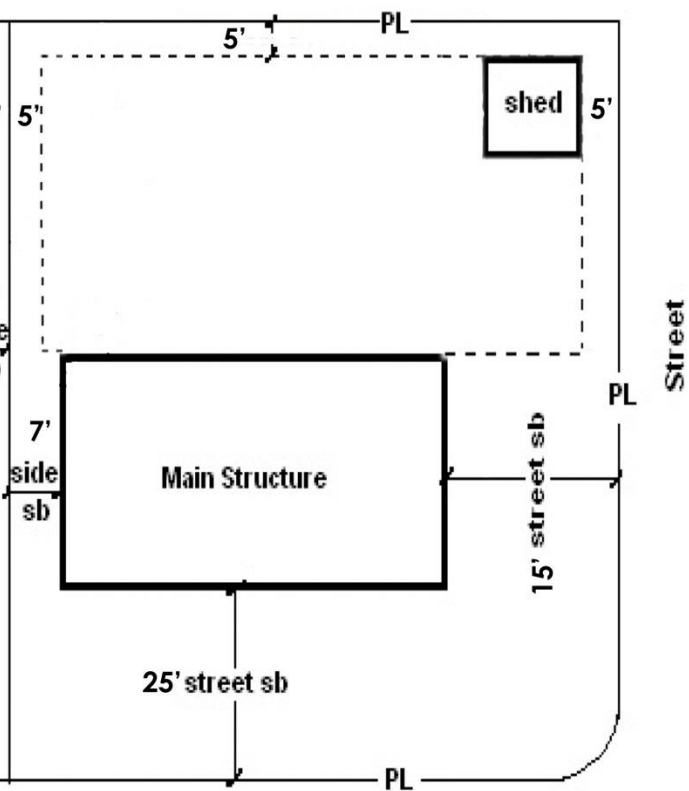


EXISTING SETBACKS

Interior Lot Setbacks



Corner Lot Setbacks



Street

Street

Proposed Amendments (example)

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□ Sec. 31-856 Design, Height and Location.

(a) Front yard (applies to zoning districts "A-R1" residential uses and through "B-1" zoning district). The maximum height of a fence in a front yard shall be ~~five~~ four (54) feet overall height as measured from the adjacent finished grade, except that wrought iron fences may not exceed six (6) feet overall height as measured from the finished grade. The ~~five (5)~~ feet height requirement shall extend horizontally from the front property line to the required front yard setback.

Recommendation

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- The Planning and Zoning recommended approval of the ordinance amendments, as presented, by a vote of 7 to 0.
- Staff is of the determination that the proposed changes are more “Code-friendly” to the citizens, but doesn’t reduce community character.