

Pollard/Capps Fence Ordinance Suggestions for Residential and Commercial Zones

Generally, fences can enhance or diminish the property value in a neighborhood. Picket fences and other enclosures in the vernacular of the village help define a space, frame a view and build character. However, a similar sized chain link fence sends a very different message to neighbors and visitors. This ordinance realizes that there are very few "one size fits all" solutions but that, generally, fencing is a right and the privacy it grants can bring enjoyment of one's property. Done properly, fencing can enhance neighborhood character and improve property values.

Recommendations:

- There shall be a very simple permit application for a fence but no fee for the application.
- The application shall show with either a plat or printed map (a printout of a google map, for instance), the approximate location of the fence and its height.
- Fences shall not exceed a height of four feet forward of the setback line and shall not exceed a height of five feet back of the setback line in either R-1 or R-2, B-1 or B-2 zones.
- Fences higher than 5' in the rear if it is shown to the ZA to be required for insurance purposes when fencing in a pool.
- Vegetation that serves as an intact and comprehensive visual barrier is generally discouraged in the front of the setback line but may be allowed by the zoning administrator who shall take proximity of the applicant, neighbors and other such factors into account. There is no prohibition on vegetative buffers in the rear of the property.
- Fences can be built up to the property line, but not on the property line, and shall have the finished side out. Chain link fences are not allowed.
- Those wishing for a higher fence in either the front or rear yard may apply for a cup a CUP.
- This ordinance only applies prospectively.
- Pollard and Capps also recommend: Storage sheds not on a foundation and RVs should be in rear of a residential property if practicable given the site location and other considerations.

Chapman recommends defining a fence: Definitions: Fence: a barrier intended to prevent escape, control access or mark a boundary.

Some of Jackie's drafts have maintenance requirements no doubt caused by White Fences falling down/paint peeling fence. Should we include something like this? Could be enforcement nightmare.