




Text Amendment #2019-0006

Fences, Vision Clearance and Accessory Structures

City Council
October 19, 2019

Purpose

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- Three large green checkmarks are positioned vertically on the left side of the slide, indicating that the following list of purposes is complete and correct.
- Codify long-standing staff zoning interpretations with new definitions
 - Update and remove unintentional errors from previous text amendments
 - Provide sensible updates to:
 - Fence height
 - Vision Clearance
 - Fences in the Industrial zone
 - Fences with secondary frontages

New Definition: Arbor & Pergola

- Codify departmental interpretation and set height limits of 10 feet.
- Define as an accessory structure. Used as a yard enhancement.
- Trellis was defined in TA#2018-0015.



New Definition: Arbor & Pergola

Arbor: A free-standing structure that is a minimum of 80 percent open consisting of a trellis or interwoven lattice pieces typically covered with climbing shrubs or vines. These structures usually define a point of entry or the division of two places along a path.



Pergola: A structure of colonnades or pillars supporting a roof of crossing rafters or trellis that is a minimum of 80 percent open. The structure may be freestanding or connected to a building.



Change of Height of Open Fences Permitted in All Yards

- Section 7-202(A)(1): allow open fences to increase in height from 3.50 feet to 4.00 feet.
- Addresses changing industry standards.

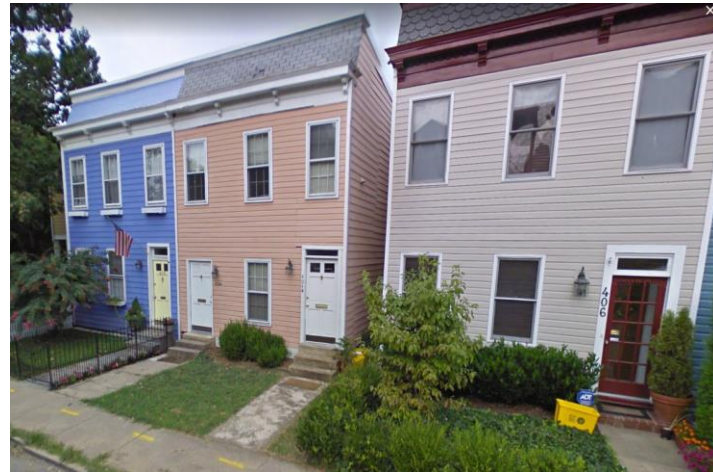


Text Corrections

- In January 2019, City Council approved the first Practical Update.
- Changes were effected references in Section 7-202(D) regarding the ability of the Board of Architecture Review to waive and modify height.
- Currently the section references an incorrect provision.
- Staff proposes to correct this reference changing the reference to Section 7-202(C)(1).

Setback for Accessory Structure in the Historic Districts

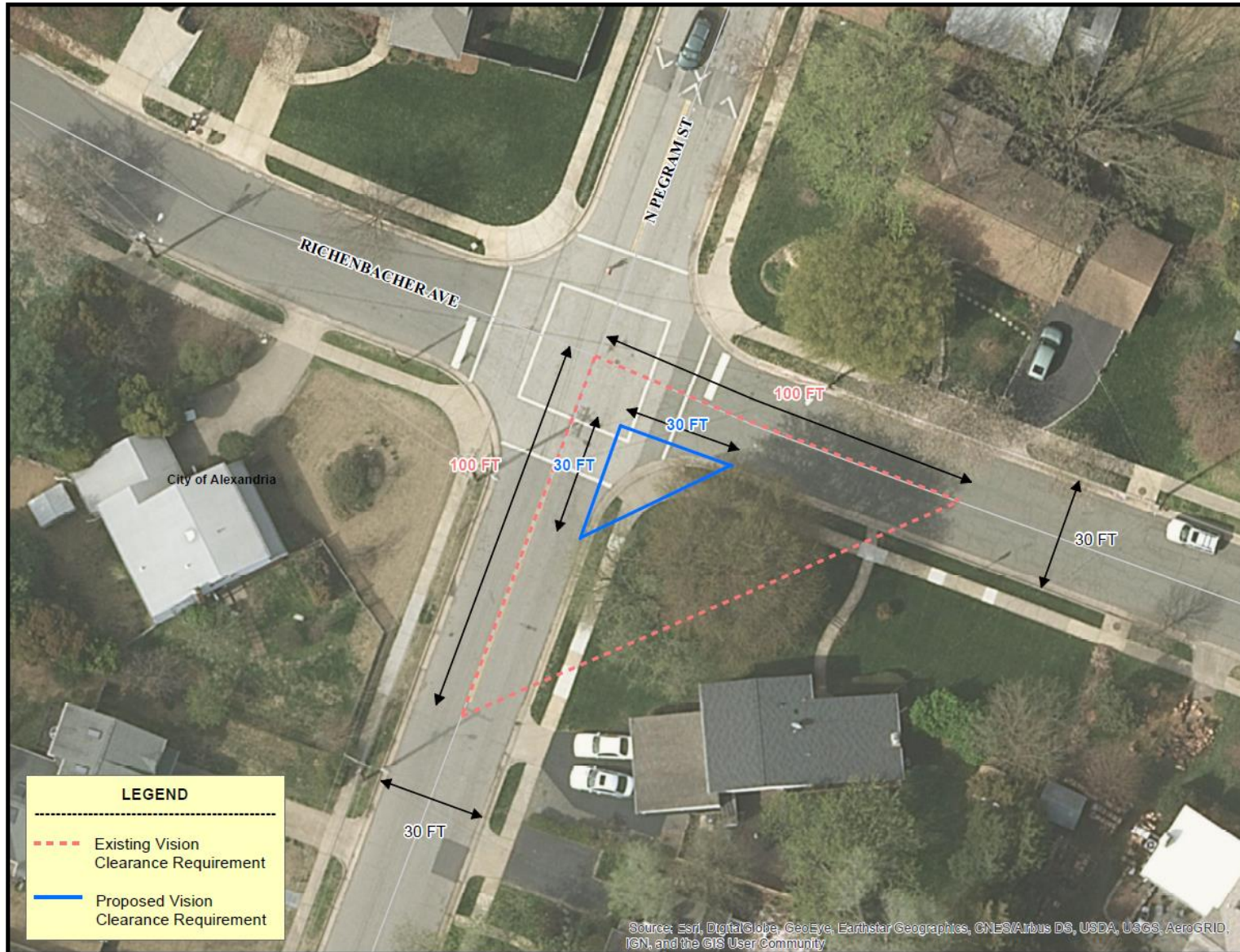
- Amend Section 7-202(C)(2)(c) to exclude the historic districts from regulations.
- In some zones, based on the lot width, no setback is required for an addition but would be so for an accessory structure.



Vision Clearance

- Current regulations are a carry-over from the 1951 Zoning Ordinance
- Current vision clearance triangle area is 100 linear feet.
- TES along with P&Z suggest 30 linear feet.
- Changes would be more consistent with neighboring jurisdictions.







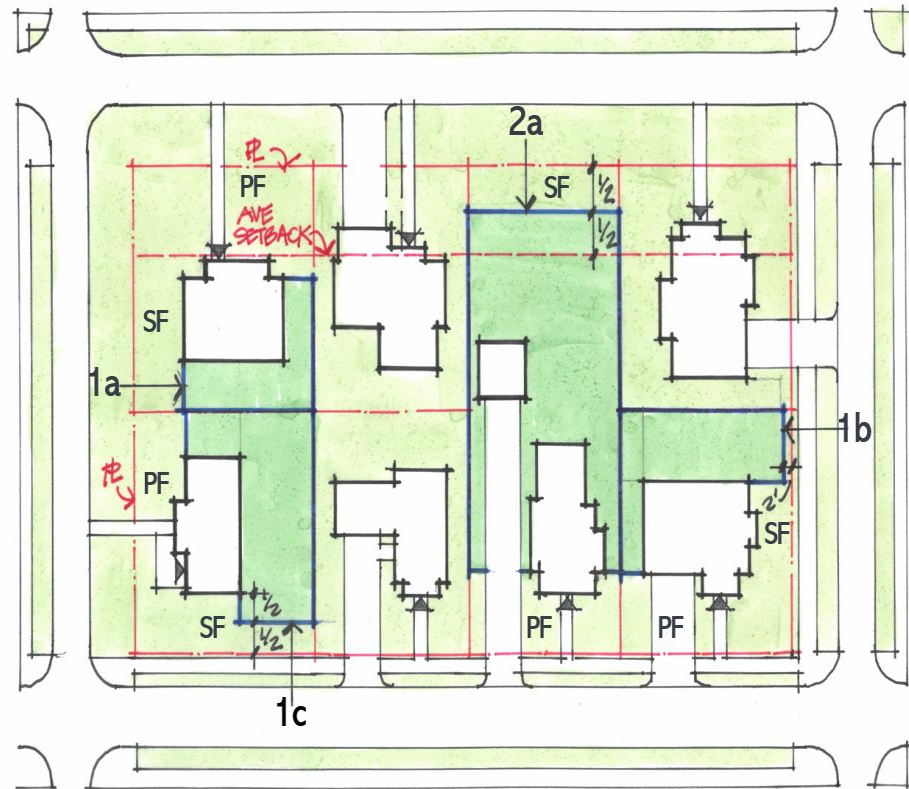
Fences and walls in the Industrial Zone Transition

- Fences and walls within 100 feet of a residential zone are currently prohibited.
- Propose to allow fences or walls no taller than 10.00 feet next to a residential zone.



Fences on Corner Lots and Through Lots

- Regulations address fences on secondary front yards; however the regulations specify “corner lots” but not “through lots.”
- Standard setback along sidewalk to two feet for all properties.
- Graphics added to provide visual aid with written text.



Fences in Secondary Yards on Corner and Through Lots

Recommendation

Planning Commission and City Staff
recommend **approval** of the initiation
and amendments of Text Amendment
#2019-0006

