

SDS 6.16 FENCING & WALLS

Single Family	Multi-Family						
PRN	RP-2	R-2	RP-3	R-3	RP-4	RP-5	RP-6

SDS 6.16.1 Intent.

Fences and walls are sometimes used as a buffer. When provided, they shall be visually appealing and complement the design of both the overall development and surrounding properties.

Standard:

SDS 6.16.2 Setbacks.

Setbacks for fences and walls shall conform to the following table.

Fence or Wall Type	Location	Fence or Wall Height	Required Setback
Transparent	Along a public right-of-way	Not greater than 8'	10' min.
	Along an interior property line	Not greater than 8'	No min.
Solid Screening	Along a public right-of-way	Not greater than 3'	4' min.
		Greater than 3'; not greater than 8'	15' min.
	Along an interior property line	Not greater than 8'	No min.

SDS 6.16.3 Height.

The maximum height of a fence or wall, including fences or walls used for buffer purposes, shall be eight (8) feet.

SDS 6.16.4 Materials.

Walls and fences shall be constructed of high quality materials, such as decorative blocks, brick, stone, treated wood, and ornamental metal. Other materials will be considered on a case-by-case basis. Chain link fencing is not allowed except around sports courts; the chain link shall be vinyl-coated. Fences and walls used for buffer purposes shall have the finished side face out.

SDS 6.16.5 Maximum Length.

The maximum length of a continuous and uninterrupted fence or wall plane shall be 40 feet. Interruptions in fence or wall planes shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.

SDS 6.16.6 Landscaping.

The setback area between a fence or wall and the public street shall be landscaped with sod, shrubs, and/or trees, using a variety of species to display a variety of leaf size, texture, and color.