

**Preliminary and Final Report of Planning & Zoning Commission  
recommending proposed changes to zoning provisions  
governing fences and walls (§ 44-163)**

- (1) *Perimeter fences generally.*
- (2) *Fences in front of front building line.*
- (3) *Height limitations generally.* [Add to end of current provision.] “or as specifically provided below.
  - a) *Columns and finials.* Except as otherwise provided, columns, finials, and other similar decorative elements shall not be included in the measurement of the height of a fence or wall for purpose of applying the limitation on maximum height, provided that:
    - i) the total height of each individual column, finial or other decorative element does not exceed four feet above the top of the fence or wall; and
    - ii) no portion of any individual column, finial or decorative element exceeds 24 inches in width, and the columns, finials, or other decorative elements are either spaced at least four feet apart or separated by the width of a gate opening..
  - b) *Wing walls.* A wall that extends out from, and parallel to the front wall of the main residential structure may exceed 7 feet in height provided that:
    - i) the wall is constructed of the same materials as, and is identical in appearance to, the front wall of the main structure;
    - ii) the wall, including all finials and other decorative elements, does not exceed 12 feet in height; and
    - iii) any portions of the wall that exceed 7 feet in height do not extend into any required side yards;
- (4) *Special rules for fences and walls on rear or side property lines facing Voss or Memorial.*
- (5) *Special rules for fences and walls on or behind front property lines facing Voss or Memorial.*
- (6) *Special setback requirements for gates along Voss and Memorial.*

- (7) *Setback at street intersections.*
- (8) *General intent of the regulations.*
- (9) *Front facing fences.* No fence or wall shall be permitted in front of a residence except as provided above for properties fronting on Voss or Memorial, or as provided below for other properties.
- a) *Exception for driveway enclosures.* A fence or wall shall be permitted along or behind the front building line, regardless of where the residence is located on the lot if:
- 1) the fence or wall is used for the purpose of enclosing a driveway;
  - 2) the portion of the fence that faces the front building line is 30 feet or less in length; and
  - 3) the fence or wall is constructed of wrought iron or its equivalent or wood or masonry.
- b) *Exception for courtyard walls.* A fence or wall shall be permitted along or behind the front building line, and in front of the residence, if:
- 1) the fence or wall is used for the purpose of enclosing a courtyard, patio or similar area in front of the residence;
  - 2) the fence or wall is no wider than the front of the residence and is connected to the residence at both ends; and
  - 3) the fence or wall is constructed of:
    - i) materials that are either identical to the materials of which the front of the residence is constructed or substantially similar in appearance to those materials; or
    - ii) masonry or wrought iron or its equivalent.
  - 4) A fence or wall that meets the requirements of this subsection (9) b) may exceed seven feet in height but may not exceed the maximum height limitations for buildings in District R.
- (10) *Special rules for fences or walls crossing gullies.*
- (11) *Engineering requirements for certain fences or walls.* [change “seven to nine” to “more than seven”]

- (12) *Special rules for preserving trees.*
- (13) *Construction and maintenance standards.*