



CITY OF REDMOND
Community Development Department

716 SW Evergreen Ave.
Redmond, OR 97756

(P) 541-923-7721
(F) 541-548-0706

www.ci.redmond.or.us

REDMOND URBAN AREA PLANNING COMMISSION

Conference Room A

716 SW Evergreen Avenue

Tuesday, December 18, 2012

6:30 PM

Agenda

UAPC Members	
Eric Porter, Chair	I. CALL TO ORDER
Anne Graham, Vice-Chair	II. CITIZEN COMMENTS
Bob Bleile	III. WORKSESSION 1. Mayor George Endicott 2. Residential Design Standards - Architectural Design Standards for Single Family Residences and Duplexes (Exhibit 1) - continued discussion from 11-6-2012 meeting 3. Fence Standards (Exhibit 2)
Bea Leach	IV. COUNCIL LIASON COMMENTS (if present)
Katie McDonald	V. STAFF COMMENTS
Vacant Position	VI. COMMISSIONER COMMENTS
Vacant Position	VII. ADJOURN

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EXHIBIT 1

DATE: December 18, 2012
TO: Redmond Urban Area Planning Commission
FROM: James J. Lewis, Senior Planner, Long Range/Economic Planning
SUBJECT: Residential Design Standards – Architectural Design Standards for Single Family Dwellings and Duplexes – Work Session

Report in Brief:

This is a fourth work session to discuss draft text amendments for the regulation of residential design elements for new single family dwellings and duplexes. The residential design elements were first discussed with the Planning Commission during the review of proposed amendments to the Land Division Code over the past few months. Some of the impetus for developing these standards came from past discussions with the Planning Commission, via other projects, in which the Commission raised concerns in this regard. Additionally, community comment and criticism over some existing residential development in the City in the past decade has also prompted this review. As a result, the Planning Commission asked Staff to further develop the Residential Design Review Standards and to bring them forward as a separate process. The attached document is DRAFT #3 of potential Residential Design Standards, specifically Architectural Design Standards for Single Family Residences and Duplexes. The attached DRAFT #3 has been amended from the version reviewed at the previous three work sessions based on comments from Planning Commissioners at the October 16th, November 6th, and December 4th meetings. The amendments shown in DRAFT #3 are based on all the specific direction from the Planning Commission. The amended draft text is shown in **blue for new or relocated text**, and ~~red strikethrough for previously proposed text that will be omitted or has been relocated~~.

Background:

As part of the Land Division Code text amendment considerations, the residential designs standards listed in Attachment A were initially discussed by the Planning Commission and staff. The rationale for these draft standards was the same as those that prompted the amendments to the Land Division Code. That rationale being:

Over the past few years, as economic decline has plagued many communities, Redmond was hit especially hard with a large number of foreclosures, empty homes and undeveloped subdivisions. Many of the empty homes and undeveloped subdivisions are now in a state of disrepair and are undesirable for new development or rehabilitation for a variety of reasons – a primary reason being the lack of physical amenities and design elements that make neighborhoods attractive and desirable. A key component to ensuring that new development results in neighborhoods where people want to live, where property values are maintained and that become assets to the community, are the rules governing land divisions (including infrastructure design) and the attractiveness of the ensuing residential homes.

Attachment: Attachment A – DRAFT #3 - Architectural Design Standards for Single Family Dwellings and Duplexes

During the discussion with the Planning Commission on the Land Division Code, future administration of the requirements by City staff was a primary consideration. Both the Planning Commission and staff recognized that although the single family residential design elements were important in achieving overall neighborhood sustainability, attractiveness and desirability, the Land Division Code was not the proper place for the inclusion of such regulations for appropriate future applicability related to their intent. Accordingly, single family residential construction occurs sometimes weeks, months or years after the subdivision is developed and platted, and there is no legal means to apply the provisions of the Land Division Code to the home construction at that time. Therefore, the Planning Commission directed staff to pursue the residential design standards through a separate amendment process following on the foot-heels of the Land Division Code. The Planning Commission made a formal recommendation on the revised Land Division Code to the City Council at their September 18th meeting, and the City Council has now had one work session on that recommendation. The Residential Design Standards as proposed in Attachment A are now being brought forward for Planning Commission consideration.

Planning Commission Discussion at December 4th Meeting – At the work session on December 4th, the Planning Commission reviewed all their previously suggested changes as presented in Draft #2 (that draft and those changes are included with the staff report and Planning Commission meeting packet for December 4th). At the December 4th meeting, the Planning Commission directed some additional changes to the previous draft and those are reflected in Attachment A to this staff report (Draft #3). The primary changes are summarized as follows:

- Front Door/Sidewalk Connection – The Planning Commission directed changes to this section so that it was not specific that a “sidewalk” be required. Rather, the direction was to amend the text to reflect that a pedestrian connection of multiple designs should be provided.
- Optional Two-Track Review Process – At the November 6th meeting, the Planning Commission discussed the prescriptive nature in which the originally proposed amendments were crafted based on Commissioner comments indicating that the standards as proposed were too prescriptive, limited personal property rights, could drive up home prices, and would potentially limit unique and compatible architectural design that would be assets to the community. As a result of this discussion, the Planning Commission discussed ways to overcome potentially overly prescriptive/restrictive standards and asked staff to provide information/methodology about how residential design standards were implemented in other communities. Staff provided information indicating that the primary ways design elements are incorporated into a development code review process is either through prescriptive architectural standards, or through discretionary architectural guidelines. As a result, Draft #2 presented to the Planning Commission included a combination of these two methods of review. After reviewing the proposed text, the Planning Commission endorsed the flexibility that the optional methods provided.
- Garage and Driveway Requirements – The primary discussion was in regard to the requirement to construct a garage with all new dwellings, and the related conversion of a garage to living space and the requirement for the garage/parking to be maintained on the site. The Planning Commission directed that the requirement for at least a single car garage to be constructed with all new homes be retained. However, they directed that garage conversions to living space should be allowed as long as the basic requirement for two off-street parking spaces to be maintained on-site be retained pursuant to the existing requirements listed in Sections 8.300 through 8.315 of the Development Code (Off Street parking and Loading). Additionally, the Planning Commission directed that text be added to specifically allow alternative, permeable surfaces to be used for driveways/off street parking instead of concrete or asphalt.

- Site Landscaping – The Planning Commission directed changes to this section which were more descriptive of the methods and materials that were suitable for landscaping, and that such materials and methods were broad enough to include non-water intensive methods.

Discussion:

As stated above, at some of the initial work sessions with the Planning Commission on the Land Division Code, various residential design standards were discussed (i.e. landscaping, fences, screening of mechanical equipment, building architectural elements). These standards, which include requirements for various elements mentioned above, are proposed to be addressed and added as a new section of the Development Code that immediately follows the existing Residential Design Standards - Section 8.0140, Table B, Minimum Design Standards – among others. The new section is proposed to be located and entitled as Section 8.0141, Architectural Design Standards for Single Family Dwellings and Duplexes (see Attachment A).

The primary elements of the proposed standards include:

- Mechanical Equipment Screening
- Residential (single family dwelling and duplex) Building Design (architectural elements)
- Site Landscaping
- Fences

The basic rationale for each of the elements listed above as addressed in the attached draft code were addressed in previous staff reports to the Planning Commission for the October 16th and November 6th – they are not repeated herein. Rather, the specific changes to the draft code directed by the Planning Commission at the December 4th meeting (as discussed in the Background Section above), are included in Attachment A (Draft #3).

Alternative Courses of Action:

1. Continue to work with Staff to revise and clarify the draft text as part of Planning Commission discussion.
2. Accept the draft text as proposed/modified by the Planning Commission, as the public hearing draft for further public review and comment.

Recommendation/Suggested Motion:

A formal motion is not necessary at this time. An acceptance of the draft as the “public hearing draft” by the Planning Commission is adequate for this document to move to the public hearing stage of the review process at such time as it can be brought forward together with other related Residential Design Standards (i.e. fence standards) for a combined public hearing on all elements.

James J. Lewis, Senior Planner, Long Range/Economic Planning

I. RESIDENTIAL DESIGN STANDARDS – existing/proposed first draft/amended proposed

8.0140 Table B, Minimum Standards. The following minimum standards apply in each of the Residential zones as follows:

Standard:	Zone:				
	R-1	R-2	R-3	R-4	R-5
Minimum Lot size - Square Feet					
Single Family	9,000	9,000	7,500	6,000	6,000
Duplex	NA	^D 10,000	^A 10,000	7,500	7,500
Duplex Lot			4,250	3,750	3,750
Townhouse				E	E
Multi-family Dwelling	NA	NA	NA	F	F
Multi-family Complex	NA	NA		F	F
Maximum Density (1 unit per # s.f.)_F				3,000	2,500
Minimum Setback Distance_{C,F}					
Front	15	15	15	15	15
Interior Side	B 5/10	B 5/10	B 5/10	B 5/10	5
Street Side	15	15	15	15	15
Rear	20	20	20	20	5
Garage	20	20	20	20	20
Maximum Building Height_F	30	30	30	40,E	40,E
Minimum Street Frontage					
Standard Street	50	50	50	50	50
Cul-de-sac	30	30	30	30	30
Flag Lot	20	20	20	20	20
Duplex lot (non flag or cul de sac)	N/A	N/A	25	25	25
Townhouse				E	E
A Duplexes permitted only on corner lots					
B Interior side yards must provide a minimum of 5 feet on one side and 10 feet on the other side for single family and duplex residences. Where alley access is provided, both interior side yards may be reduced to 5'. Exceptions to this 10' setback are allowed (1) when the lot was created prior to the adoption of this standard (November 9, 2006); or (2) on cul de sac lots; or (3) on flag lots, or (4) parcels created by partition.					
C Does not include solar setbacks, which are calculated separately					
D Duplexes only allowed on legally created lots of adequate size / created prior to November 9, 2006, otherwise prohibited.					
E Pursuant to the Townhouse Development Standards in Chapter 8, Article IV Site and Design Review Standards, Section 8.3035.4.f.2, Table A.					
F Does not apply to development standards for Multi-family Dwellings and Multi-family Complexes which are located in Chapter 8, Article IV, Site and Design Review Standards, Section 8.3035.4.E.2., Table A					
N/A = "not allowed"					
All distances shown are measured in feet.					

8.0141 ARCHITECTURAL DESIGN STANDARDS FOR SINGLE FAMILY DWELLINGS AND DUPLEXES

1. Purpose. The purpose of the Architectural Design Standards for Single Family Dwellings and Duplexes is to promote and sustain:
 - A. High quality development throughout a variety of housing choices;
 - B. A diversity of individual styles that incorporate positive design characteristics throughout the City; and,
 - C. Excellence in architectural design that:
 1. Enhances the visual environment and character of the community;
 2. Preserves and protects property values, as well as public and private infrastructure investment;
 3. Conveys a sense of balance, integrity and character among all neighborhoods throughout the City; and,
 4. Elevates the attractiveness and quality of life in Redmond.
2. Intent. The intent of the Architectural Design Standards for Single Family Dwellings and Duplexes is to:
 - A. Maintain flexibility for a variety of architectural style to be developed throughout the City;
 - B. Establish a basis for architectural character for each dwelling, regardless of architectural style;
 - C. Continue to allow innovations in design that recognize emerging technologies such as solar and wind power, telecommunications, and environmentally conscious construction methods;
 - D. Provide an integral relationship between the quality of the dwelling and the quality of the public and private infrastructure of the neighborhood; and,
 - E. Promote quality design characteristics that will enhance the long-term desirability of the dwelling, neighborhood and community as an attractive place to live.
3. Procedure. New single family dwellings and duplexes, or any alterations thereto, constructed on lots in subdivisions platted after the effective date of this ordinance shall be reviewed for conformance with the requirements listed in this Section, subject to the procedures outlined below:
 - A. Track 1. Conformance with Section 8.0141(5), below. An application demonstrating conformance with Section 8.0141 (5) shall be submitted to and reviewed by the Community Development Director or designate. Conformance with the objective standards included in Section 8.0141(5) shall be shown on the architectural plans submitted with the application. Such application shall be processed as a Development Action pursuant to Article 2 of the City of Redmond Development Code, Land Use Procedures.
 - B. Track 2. As an alternative to the procedure for Review as a Development Action as listed in Section 8.0141(3)(A) above (in cases where the proposed design does not, or the applicant chooses not to comply with the requirements of Section 8.0141(5)), an application may be submitted to the Community Development Director which demonstrates conformance with the Purpose and Intent of this Section as listed in Sections 8.0141(1) and (2), above. The individual provisions of subsections (1) and (2) shall serve as discretionary review criteria, and shall be addressed by the applicant in writing and shown on the

architectural plans submitted with the application. Such application shall be processed as a Land Use Action pursuant to Article 2 of the City of Redmond Development Code, Land Use Procedures. In cases where a Public Hearing is required, the Hearings Body shall be the Redmond Urban Area Planning Commission.

4. **Application and Approval Process.** The applications for either a Track 1 or Track 2 review as specified in Sections 8.0141(3) (A) and (B) above, shall be submitted prior to or in conjunction with an application for a building permit. Building permits will not be issued until the review action is completed and approved by the City. The application shall be submitted on a form prescribed by the City with an accompanying fee.
- ~~4.~~ 5. **Architectural Design Standards.** Although specific architectural styles (i.e. craftsman, colonial, tudor) are not mandated, single family dwelling and duplex design shall conform with the following standards:
 - A. **Screening of Mechanical Equipment and Trash Storage Areas.** All exterior **ground mounted** mechanical equipment ~~and trash storage areas~~ shall be entirely screened from view **on all sides at the ground/eye level line of sight** by a sight obscuring fence or wall, with such fences or walls being maintained in perpetuity. **Solar power, wind power, satellite dish or other equipment necessitating placement on walls or roofs for normal operation are exempt from this provision.**
 - ~~2.~~ B. **Building Design.** ~~Single family dwelling and duplex design on lots in subdivisions platted after the effective date of this ordinance shall promote design that will protect neighborhood character, protect property values, protect public and private investment and enhance the attractiveness and quality of life in Redmond. The residential design principles included herein are intended to ensure that new residential development contributes to the architectural and visual qualities of the neighborhood. Although specific architectural styles (i.e. craftsman, colonial) are not mandated, the following residential design principles shall be required for all new single family and duplex dwellings:~~
 1. **Architectural Design.** In order to discourage the appearance of tract-type housing, a separation by at least three (3) lots on either side and across the street by 2 lots in each direction is required for single family dwellings and duplexes with the same or very similar design when viewed from the street frontages. The same or very similar designs are those which consist merely of mirror image floor plans, or exterior elevations of the same basic design which utilize different colors, materials or ornamentation.
 2. **Roof Design.** **Most architectural styles utilize a related set of roof elements that compliment and help establish the overall style and character of a dwelling. Because the roof is a primary feature and key component of a dwelling that contributes greatly to the overall architectural style and character of the dwelling, A** a minimum of three (3) roof design elements shall be used on all four elevations of the structure. Roof Design Elements include:
 - a. Pitched or sloping roof;
 - b. Variations in roof pitch, height of roof planes or roof orientation;
 - c. Dormer, such as hipped, gabled, shed or eyebrow dormer design
 - d. Eave of at least 12 inches;
 - e. Overhang of at least 6 inches with bargeboard or vergeboard; and

- f. Gable end elements (window, decorative vent door, decorated verge boards, trusses, false beams, corbels, brackets, or other decorative elements in gable ends)
3. **Wall Design. Most architectural styles utilize a related set of façade features, details and finishes that define the overall character of a dwelling. The most attractive designs work within the established style and incorporate an appropriate mix of multiple façade elements to achieve a base degree of style recognition. Because an appropriate number and mix of wall elements is fundamental to achieving and establishing style and character, A a minimum of five (5) four (4) wall design elements shall be used on the side and rear elevations of the structure, and seven (7) five (5) elements on the front elevation. Multiple siding treatments are highly encouraged. Wall Design Elements include:**
- a. Recessed entry;
 - b. Covered porch at least 36 square feet, with a minimum 4 foot depth
 - c. Balconies enclosed by railing or parapet;
 - d. Vertical offsets, at least two, either projecting or recessed at least 6 inches deep and a minimum of 4 feet long;
 - e. Horizontal offsets, at least two, either projecting or recessed at least 5 inches deep;
 - f. Column or pilaster, either complete or engaged;
 - g. Engaged tower, with the design being square, rectangular, circular or polygonal in form;
 - h. Bay window, box window, or box bay that projects at least 6 inches outward from the wall plane;
 - i. Window trim or surround (casing) at least 3.5 inches wide that completely surrounds the window;
 - j. Windows with grids, multi-paned sashes, or that are of elliptical, round, arched, semi-circular or similar design;
 - k. Shutters, as a matched pair for windows, either fixed or movable;
 - l. Variation in wall cladding, wall surface pattern or decorative materials;
 - m. Decorative garage doors, with or without windows, including patterning relief at least 5/8" deep over the door surface;
 - n. Band course, band molding, belly band, belt course or similar horizontal element the entire length of the façade of relatively slight projection;
 - o. Exterior chimney of brick, stone, composite, masonry or other similar materials; and,
 - ~~p. Decorative trellis or trelliswork~~
4. **Front Door.** A front door that is visible from the public street frontage (front yard) and ~~an sidewalk~~ **identifiable pedestrian connection** between the front door and the public sidewalk is required. Front porches, including covered front porches, are highly encouraged.
5. **Driveways and Garages.**
- a. A garage is required for each **newly constructed** dwelling unit and shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0500 through 8.0515 (~~Parking Table and Diagram~~ **Off**

- Street Parking and Loading Requirements)** of the City of Redmond Development Code.
- b. ~~Garage doors shall be setback a minimum of 5 feet from the façade of the dwelling facing the primary access street, and shall be setback a minimum of 20 feet from the lot or parcel line.~~ **Driveway access to any street less than 28 feet wide shall be in conformance with Section 8.2710 (3)(Table 1), of Article 3, the City of Redmond Land Division Code.**
 - c. ~~Driveways, whether accessed from a public or private street or alley, shall be of adequate size to accommodate a minimum of one vehicle, and shall at a minimum meet the design requirements in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.~~
 - d. ~~Notwithstanding Section 8.0141 (2) (E) (1, 2 and 3) (5)(B)(5) (a, b and c) above, all garages and driveways accessed directly from public or private streets or alleys less than 36 feet in width shall be sized to accommodate a minimum of 2 cars based on the parking space design standards listed in Section 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.~~
 - e. ~~No~~ **If a garage as required by this subsection 8.0141 (5)(B)(5)(a) above shall be is converted to living or other space permissible by this Code unless a replacement garage complying with the standards of this subsection is provided, two off-street parking spaces shall be provided pursuant to Section 8.0500 through 8.0515 (Parking Table and Diagram) of the City of Redmond Development Code.**
 - f. **Notwithstanding the applicable provisions of Sections 8.0500 through 8.0515 (Off Street Parking and Loading Requirements) of the City of Redmond Development Code, all required off street parking areas and driveways constructed in conjunction with single family dwellings and duplexes may have alternative surfaces to concrete or asphalt, and may include permeable surfaces to the extent they provide an all weather surface sufficient for vehicular travel. Loose gravel, aggregate and similar surface treatments are not permitted for required parking spaces.**
3. **C.** ~~Site Landscaping. All single family dwelling and duplex residential lots shall have landscaping on all sides of the structure which consists of~~ **includes but is not limited to lawn, trees, shrubs, native vegetation, xeriscaping, hard-scapes (patios and walkways), and planters (a in any combination thereof suitable to consist of a complete, maintainable site landscaping plan).** Such landscaping shall be maintained in good condition, with irrigation provided as necessary, **and** with dead and dying vegetation removed. Landscape plans which demonstrate compliance with this requirement shall be submitted with building plans for each individual lot.
 4. **D.** ~~Fences. Fences constructed in conjunction with any single family dwelling or duplex (including fences constructed by the developer of a subdivision as perimeter fences) shall be in accordance with the applicable provisions of Section 8.340 of the City of Redmond development Code.~~



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EXHIBIT 2

DATE: December 18, 2012
TO: Redmond Urban Area Planning Commission
FROM: James J. Lewis, Senior Planner, Long Range/Economic Planning
SUBJECT: Fence Standards – Work Session

Report in Brief:

This is a second work session to discuss draft text amendments for the regulation of fences. This discussion was initiated as part of the overall discussion with the Planning Commission regarding residential design elements during the review of proposed amendments to the Land Division Code over the past few months. Part of the impetus for this discussion rose from community comment and criticism over some existing fences constructed in the City, specifically fences associated with new residential development. The attached document is a second DRAFT of potential amendments to the existing Fence Standards contained in Section 8.0340 of the City of Redmond Development Code.

Background:

As part of the Land Division Code text amendment considerations, the need for revised residential designs standards was discussed by the Planning Commission and staff. One of the discussion items in this regard was fences – specifically fences constructed with new residential development (either as part of the overall subdivision design by the developer, or individually by the builder/homeowner). It was specifically noted that fences have a very significant contributing effect to the overall character of the neighborhood, and, ultimately, how the neighborhood contributes to the character of the City.

At the first work session on December 4th, the Planning Commission reviewed an initial draft of revised fence standards prepared by staff. The Planning Commission directed a few minor changes to that draft, some for clarification purposes – those are discussed below.

Discussion:

As stated above, the Planning Commission reviewed an initial draft of proposed amendments to the fence standards. The initial draft amendments included both new and amended provisions to the existing Code listed in Section 8.0340 – the original draft showed existing text in black with ~~strikethrough~~ for text to be omitted and **red** for proposed new text. The amendments shown in Attachment A to this staff report (DRAFT #2), are based on all the specific direction from the Planning Commission at the December 4th meeting. The amended draft text is shown in black for existing text, **blue for proposed new text**, and ~~red-strikethrough for previously proposed text that will be omitted~~.

When reviewing the initial draft amendments, the Planning Commission acknowledged that the overall intent of these standards is to maintain a property owner's ability to construct a fence for the purpose of privacy, security, animal restraint, and other typical factors. Additionally, that the proposed amendments are intended to ensure that such fences compliment rather than detract from the

character of the neighborhood and community. The attached draft amendments place more stringent requirements for those property boundaries fronting public streets regarding materials and aesthetics, but less stringent restrictions on areas where fences are not readily visible to the public. Nonetheless, because specific standards have been added concerning construction and maintenance, the overall affect of fences on livability and neighborhood aesthetics will be enhanced. In this regard, some of the primary concerns with existing fence designs that the proposed amendments are intended to address include: 1.) fences constructed as continuous, unbroken expanses along the City arterial and collector streets; 2.) fence materials and construction methods; and, 3.) fence size by location.

Aside from grammatical changes for clarification, the primary amendments directed by the Planning Commission at the December 4th meeting and shown in Attachment A are described below.

1. Applies to properties one (1) acre or less – The Planning Commission had concerns about applying such fence standards to large, undeveloped properties that may still be used for rural purposes since the primary intent of the fence standards is to regulate fences in regard to the aesthetic quality of residentially developed neighborhoods. The Planning Commission directed that the fence standards be limited to properties one (1) acre or less in area.
2. Fence height not abutting public street – The original draft amendments proposed reducing the fence height on Residentially zoned properties (for property lines not abutting a public street) to a maximum of 6 feet. The Planning Commission directed staff to retain the existing height limit of 8 feet for such fences, but to retain the height limit of 6 feet for fences that abut a public street.
3. Fence height abutting an alley – The proposed standards limit fence height to 6 feet for all fences that abut a public street (front or side yards) The Planning Commission discussed yards that abut alleys and noted the impacts from alleys, such as vehicles, trash cans, etc., and the adverse impacts they can have on the privacy of rear and side yards which they abut. As a result, the Planning Commission directed staff to add a provision clarifying that fences that abut alleys shall be allowed to be 8 feet in height.

Alternative Courses of Action:

1. Continue to work with Staff to revise and clarify the draft text as part of Planning Commission discussion.
2. Accept the draft text as proposed/modified by the Planning Commission, as the public hearing draft for further public review and comment.

Recommendation/Suggested Motion:

A formal motion is not necessary at this time. An acceptance of the draft as the “public hearing draft” by the Planning Commission is adequate for this document to move to the public hearing stage of the review process at such time as it can be brought forward together with other related Residential Design Standards (i.e. architectural standards) for a combined public hearing on all elements.

James J. Lewis, Senior Planner, Long Range/Economic Planning

FENCE STANDARDS - EXISTING and PROPOSED

8.0340 Fences

1. ~~In any residential zone, a fence, lattice work, screen or wall, other than a retaining wall, not more than six feet in height may be located in any required front yard, and no more than eight feet in height in any required side or rear yard. Provided however, in those areas designated for clear vision, the restrictions set forth in Sections 8.0305-8.0310 shall apply. (Revised 6/98) (Note: the International Building Code indicates that fences in excess of six feet in height require a building permit, and may need to be professionally engineered).~~

All fences constructed after the time of the adoption of this ordinance shall comply with the following standards. For the purpose of these standards fences refers to fences, lattice work, screens or walls (other than a retaining wall).

The intent of these standards is to ensure that fencing contributes positively to the appearance of the community, and that the scale, location, and appearance of fencing does not adversely affect adjacent or nearby properties or public safety. ~~With this intent, these standards are designed to minimize long, uninteresting, blank walls along streets and roadways.~~

1. **On all properties one (1) acre or less in size,** ~~In~~ all Residential Zones and the Urban Holding Zone, all fences shall be developed to the following standards:

A. ~~Fences abutting or adjacent to~~ a public street shall comply with the following:

1. ~~Fences in front yards, and in that portion of side yards extending from the front property line to the front façade of the dwelling, shall be a maximum of 3½ feet tall and constructed of wood, vinyl or wrought iron only. Chain link fences are not permitted.~~
2. ~~Fences in that portion of side yards extending from the front façade of the dwelling to the rear property line, and all rear yards, shall be a maximum of 6 feet tall and constructed of wood, vinyl or wrought iron only. Chain link fences are not permitted.~~
3. ~~Fences located in side and rear yards shall incorporate other architectural elements such as stone, brick, rock, or similar products every 16' in length (See: *Examples*).~~
4. ~~Other types of fences (allowed to the 6 foot height limit) may be approved by and at the discretion of the Community Development Director subject to compliance with the intent statement above.~~
5. **Fences in side or rear yards which abut an alley shall be allowed to be 8 feet in height.**

B. ~~Fences not abutting or adjacent to~~ a public street shall comply with the following:

1. ~~Fences located in the side or rear yards shall not exceed 6 feet in height, unless otherwise approved through Variance pursuant to Section 8.0700 of this Chapter. (Note: the International Building Code indicates~~

that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered).

- C. No fence in any residential zone, except as exempted by Section 8.0340 (5) below, shall be constructed with barbed wire, razor wire, or similar apparatus.
2. In ~~a C-4~~ all Commercial Zones (except for the C-2, Central Business District Zone and the Mixed Use Zones), ~~any~~ the PF-Public Facility Zone, the Park Zone, and in ~~both~~ any Industrial Zones, all fences shall be developed to the following standards:
 - A. The maximum height of a fence shall not exceed 8 feet. (Note: the International Building Code indicates that fences in excess of 6 feet in height require a building permit, and may need to be professionally engineered). ~~Provided however, in those areas designated for clear vision, the restrictions set forth in Sections 8.0305-8.0310 shall apply. (Revised 6/98)~~
 3. For any development undergoing land use review, any wood or vinyl fence bordering a street ~~exceeding a span of 25' in length~~ shall incorporate other architectural elements such as stone, brick, rock, or ~~varied usage of wood~~, similar products every 16' in length (See: *Examples*).
 4. All fences, regardless of zone or location, shall comply with the following requirements:
 - A. Fences fronting public streets shall provide one gate, opening, or other site access for emergency services use. For corner lots, only one opening along the either the front or side yard frontage is required.
 - B. Fences shall not block the clear vision area and shall comply with the standards in RDC Section 8.0305.
 - C. Fences shall be constructed on private property, and shall not be located in public rights of way.
 - D. Fences shall be comprised of wood, vinyl, metal or other solid material that is able to be painted and/or maintained in structurally sound condition. All fences shall be maintained in a structurally sound condition and be free from exposed nails, screws, loose members, decaying materials or other similar conditions that can pose a hazard.
 4. 5. The following fences shall be exempt from ~~height~~ the ~~restrictions~~ standards set forth herein, ~~except for the requirement to comply with the clear vision standards in RDC Section 8.0305, as listed in Section 8.0340 (4) (B) above:~~
 - A. Any security fencing around a public or quasi-public utility or entity including the Airport perimeter.
 - B. Fences related to a park or school use including (but not necessarily limited to) tennis courts, driving ranges and ball fields.

C. Fences necessary for compliance with any documented Federal or State mandated requirements (i.e. Homeland Security requirements)

~~G.~~ D. Any fence exempted under ~~(4)~~ (5) (A and B) herein that is in excess of 20 feet in height shall require conditional use permit review and approval, and a public hearing.

~~5. At no time shall fence heights exceed 4' when the fence fronts a public road or street.~~

~~6. Fences fronting public streets shall provide one gate, opening, or other site access for emergency services use.~~

Examples:

