

## Staff Report Exhibit B - Modification Log

MODIFICATION LOG	
Section	Ordinance No. 2021-18: Fences, Walls, and Hedges
6.4.1.A.5.a	<b>MODIFIED:</b> added language clarifying replacement of a “fence, wall, or hedge”. Changed the linear length of area to be repaired to 30% to be consistent with other areas of this section.
6.4.1.A.5.d	<b>MODIFIED:</b> added language clarifying that the replacement of the fence or wall must match the existing fence or wall
6.4.1.A.5.e	<b>MODIFIED:</b> replaced “waived” with “approved” and added “or”.
6.4.1.A.5.f	<b>ADDED:</b> language that prohibits the use of privacy slats as part of a chain link fence.
6.4.1.A.5.g	<b>ADDED:</b> requirements and maintenance of mesh privacy screening for an aluminum railing or chain link fence.
6.4.1.A.5.h	<b>ADDED:</b> “unless specifically exempt” as some fence types are exempt from hedges within this section.
6.4.1.A.5.j	<b>ADDED:</b> language defining major thoroughfare by referencing the roadway classification in Article 9.
6.4.1.A.5.k	<b>MODIFIED:</b> removed “Maximum Hedge Height” column from table and reduced the maximum wall height for multi-family and non-residential properties from 10 feet to 8 feet.
6.4.1.A.5.l	<b>ADDED:</b> created a standard regulation specifically for maximum hedge heights as a replacement for removing the maximum hedge height column from the table in a previous section.
6.4.1.A.5.n	<b>MODIFIED:</b> added language allowing properties with a Future Land Use designation of Residential A and B that are over one (1) acre to have fences, walls, or hedges taller than three (3) feet in the front yard setback.
6.4.1.A.5.o	<b>ADDED:</b> “The fence may include a gate and an opening in the hedge to allow use of the gate” to allow for easy access to thoroughfares for maintenance purposes.
6.4.1.A.5.p	<b>ADDED:</b> “the gate shall be the same material as the fence” language to ensure material used is consistent with proposed materials and uniformity with this section.
6.4.1.A.5.q	<b>MODIFIED:</b> language and setback requirements for hedges to ensure they do not encroach the sidewalks or rights-of-way.
6.4.1.A.5.r	<b>MODIFIED:</b> changed “recommended” list of species to be “required” along a major thoroughfare and added Clusia and Simpson Stopper to the required list.
6.4.1.A.5.s	<b>ADDED:</b> added setbacks for fences to accommodate required hedges and setbacks for hedges not associated with a fence.
6.4.1.A.5.t	<b>MODIFIED:</b> language for planting requirements for hedges. Added time frame for hedges to grow maintained height.
6.4.1.A.5.u	<b>MODIFIED:</b> added “or” to clarify choice between hedges, plants, and trees. <b>ADDED:</b> replaced “will be provided” with “receive” to clarify the need for hedges to be properly irrigated.
6.4.1.A.5.v	<b>MODIFIED:</b> language to allow for ARB to review waivers for a hedge to be higher than proposed height requirement providing that the applicant justifies the need for height to be over 8 feet in height.
6.4.1.A.5.w	<b>ADDED:</b> replaced “certain” with “The following” for clarity for ornamental or decorative features to be utilized in the section. Added language for

## Staff Report Exhibit B - Modification Log

	<p>limitations for how wide a portion of a hedge with a decorative arch can exceed the standard height.</p> <p><b>MODIFIED:</b> screening language as it is clarified in section 6.4.1.A.5.g. Replaced “Zero Lot Lines” with “Single Family properties”.</p>
6.4.1.A.5.x	<p><b>MODIFIED:</b> replaced “adjoining” with “adjacent”.</p> <p><b>ADDED:</b> ARB shall approve alternative design, material, and color to expand criteria selection for an applicant. Added language “_Wood fences shall be finished with natural, clear-coat, or be painted tan, gray, or white” to clarify color choices for fences.</p>
6.4.1.A.5.y	<p><b>MODIFIED:</b> replaced “adjoining” with “adjacent”. Added “sides that face the” to clarify the side to be painted. Removed “adjoining” and added “adjacent”.</p> <p><b>ADDED:</b> added language that requires the color of a wall to be a non glassy finish color on the ARB approved color chart.</p>
6.4.1.A.5.z	<b>MODIFIED:</b> relocated from 6.4.1.A.5.aa.i.c
6.4.1.A.5.aa.i	<b>DELETED:</b> Thoroughfare designations moved to 6.4.1.A.5.j
6.4.1.A.5.aa.i.b	<b>MODIFIED:</b> removed “or other material as permitted by this section” to clarify fence materials.
6.4.1.A.5.aa.i.c	<b>MODIFIED:</b> relocated section to 6.4.1.A.5.z
6.4.1.A.5.aa.ii.c	<b>MODIFIED:</b> removed hedge height language as it is already in general section.
6.4.1.A.5.aa.ii.d	<b>ADDED:</b> requirement that all properties abutting a major thoroughfare shall install and maintain a hedge at eight (8) feet even if a fence is not installed.
6.4.1.A.5.aa.iii	<b>MODIFIED:</b> removed “any portion of”
6.4.1.A.5.aa.iii.a	<b>MODIFIED:</b> replaced “shall” with “may” for a three (3) or four (4) board fences along major thoroughfares within the EPA, as other fence types exist.
6.4.1.A.5.aa.iii.c	<b>MODIFIED:</b> added “in” for verbiage clarification.
6.4.1.A.5.aa.iv	<b>REMOVED:</b> section relating to POA and HOA
6.4.1.A.5.aa.vi	<b>ADDED:</b> requirement that all non-conforming fences along a major thoroughfare shall be replaced by December 31, 2028 with an approved fence type.
6.4.1.A.5.aa.vii	<b>ADDED:</b> requirement that all non-conforming hedges shall be replaced or installed by December 31, 2028. This includes properties that do not have fences or hedges and abut a major thoroughfare.
6.4.1.A.5.aa.viii	<b>DELETED:</b> alternative fence types are to be considered by ARB as described previously in this section.
6.4.1.A.5.bb.v	<b>MODIFIED:</b> included language prohibiting a hedge to act as a physical support for a fence.
6.4.1.A.5.bb.vii.a	<b>ADDED:</b> language to replace hedge if determined dead or diseased.
6.4.1.A.5.bb.vii.b	<b>ADDED:</b> language to have hedges be replaced if more than three (3) feet of trunk is visible.