

Staff Report Exhibit B - Modification Log

| MODIFICATION LOG | |
|------------------|---|
| Section | Ordinance No. 2021-18: Fences, Walls, and Hedges |
| 6.4.1.A.5.a | MODIFIED: 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 | MODIFIED: added language clarifying that the replacement of the fence or wall must match the existing fence or wall |
| 6.4.1.A.5.e | MODIFIED: replaced “waived” with “approved” and added “or”. |
| 6.4.1.A.5.f | ADDED: language that prohibits the use of privacy slats as part of a chain link fence. |
| 6.4.1.A.5.g | ADDED: requirements and maintenance of mesh privacy screening for an aluminum railing or chain link fence. |
| 6.4.1.A.5.h | ADDED: “unless specifically exempt” as some fence types are exempt from hedges within this section. |
| 6.4.1.A.5.j | ADDED: language defining major thoroughfare by referencing the roadway classification in Article 9. |
| 6.4.1.A.5.k | MODIFIED: 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 | ADDED: 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 | MODIFIED: 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 | ADDED: “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 | ADDED: “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 | MODIFIED: language and setback requirements for hedges to ensure they do not encroach the sidewalks or rights-of-way. |
| 6.4.1.A.5.r | MODIFIED: 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 | ADDED: added setbacks for fences to accommodate required hedges and setbacks for hedges not associated with a fence. |
| 6.4.1.A.5.t | MODIFIED: language for planting requirements for hedges. Added time frame for hedges to grow maintained height. |
| 6.4.1.A.5.u | MODIFIED: added “or” to clarify choice between hedges, plants, and trees. ADDED: replaced “will be provided” with “receive” to clarify the need for hedges to be properly irrigated. |
| 6.4.1.A.5.v | MODIFIED: 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 | ADDED: 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>MODIFIED: 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>MODIFIED: replaced “adjoining” with “adjacent”.</p> <p>ADDED: 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>MODIFIED: replaced “adjoining” with “adjacent”. Added “sides that face the” to clarify the side to be painted. Removed “adjoining” and added “adjacent”.</p> <p>ADDED: 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 | MODIFIED: relocated from 6.4.1.A.5.aa.i.c |
| 6.4.1.A.5.aa.i | DELETED: Thoroughfare designations moved to 6.4.1.A.5.j |
| 6.4.1.A.5.aa.i.b | MODIFIED: removed “or other material as permitted by this section” to clarify fence materials. |
| 6.4.1.A.5.aa.i.c | MODIFIED: relocated section to 6.4.1.A.5.z |
| 6.4.1.A.5.aa.ii.c | REMOVED: removed hedge height language as it is modified in section 6.4.1.A.5.l |
| 6.4.1.A.5.aa.ii.d | ADDED: 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 | MODIFIED: removed “any portion of” |
| 6.4.1.A.5.aa.iii.a | MODIFIED: 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 | MODIFIED: added “in” for verbiage clarification. |
| 6.4.1.A.5.aa.iv | REMOVED: section relating to POA and HOA |
| 6.4.1.A.5.aa.vi | ADDED: 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 | ADDED: 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 | DELETED: alternative fence types are to be considered by ARB as described previously in this section. |
| 6.4.1.A.5.bb.v | MODIFIED: included language prohibiting a hedge to act as a physical support for a fence. |
| 6.4.1.A.5.bb.vii.a | ADDED: language to replace hedge if determined dead or diseased. |
| 6.4.1.A.5.bb.vii.b | ADDED: language to have hedges be replaced if more than three (3) feet of trunk is visible. |