

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. ADDED: language “shall be installed for the full length and height of the fence” and “to match the fence color”.
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. ADDED: Language “except as limited by subsection m. below,”
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. MODIFIED: two (2) feet to three (3) feet on center
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.

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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 limitations for how wide a portion of a hedge with a decorative arch can exceed the standard height. MODIFIED: screening language as it is clarified in section 6.4.1.A.5.g. Replaced “Zero Lot Lines” with “Single Family properties”.
6.4.1.A.5.x	MODIFIED: replaced “adjoining” with “adjacent”. ADDED: ARB shall approve alternative design, material, and color to expand criteria selection for an applicant. Added language to exclude PVC/vinyl from list to clarify both types of fencing are not to be considered wood fencing criteria. MODIFIED: deleted language “ Wood fences shall be finished with natural, clear-coat, or be painted tan, gray, or white”.
6.4.1.A.5.y	MODIFIED: replaced “adjoining” with “adjacent”. Added “sides that face the” to clarify the side to be painted. Removed “adjoining” and added “adjacent”. ADDED: Concrete wall types ADDED: added language “, shall match the color of any existing adjacent wall within the subdivision, as approved by ARB. If there is no adjacent wall or the property is not of an overall subdivision, the non-glossy finish and color shall comply with the Color Chart approved by ARB
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, 2026 with an approved fence type.
6.4.1.A.5.aa.vii	ADDED & MODIFIED: requirement that all non-conforming hedges shall be replaced or installed by December 31, 2026. 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.

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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 & MODIFIED: language to have hedges be replaced if more than 18 inches of trunk is visible.