SECTION 29 FENCING, WALLS AND SCREENING REQUIREMENTS

29.1 PURPOSE:

To encourage the most appropriate use of land and conserve and protect the privacy and value of adjacent permitted uses. Regulations are prescribed for the location and type of various screening devices to be used when required in the various zoning districts or in this Section in accordance with the following standards.

29.2 SCREENING OF NONRESIDENTIAL, MULTI-FAMILY AREAS AND MANUFACTURED/MOBILE HOME PARKS:

A. In the event that multi-family, non-residential uses, or manufactured/mobile home parks side or back upon a single-family, two-family or other residential zoning district, or in the event that any non-residential district sides or backs upon a multiple-family district, a solid brick/masonry or wood screening wall/fence of not less than six feet (6'), nor more than eight feet (8'), in height shall be erected on the property line separating these districts. The purpose of the screening wall or fence is to provide a visual and protective barrier between the properties.

   1. The owner of the multi-family property shall be responsible for and shall build and maintain the required wall on the property line dividing the property from the single-family or duplex residential district. This construction requirement applies only when multi-family is adjacent to residential uses.

   2. When screening is required between nonresidential and residential uses, it shall be the responsibility of the nonresidential use to construct and maintain the screening wall.

   3. Any screening wall or fence required under the provisions of this Section or other City requirement shall be constructed of masonry, reinforced concrete, or other similar suitable permanent materials which do not contain openings. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence.

B. All required screening walls shall be equally finished on both sides of the wall.

C. Open storage of materials, commodities or equipment (see Section 26, Zoning Districts permitting outside storage) shall be screened with a minimum six-foot (6') fence or wall. (See definition of outside storage.)

D. In districts permitting open storage, screening shall be required only for those areas used for open storage. A six-foot (6') screening fence or wall shall be provided and maintained at the property line adjacent to the area to be screened by one or a combination of the following methods:

   1. Solid masonry (brick, concrete block or concrete panels)
   2. Chain link with solid landscape screening
   3. Wrought iron with solid landscape screening
   4. Solid wood fence
   5. Alternate equivalent screening may be approved through the site plan approval process under Section 12.

   No outside storage may exceed the height of the fence. Outside storage exceeding eight feet (8') in height shall only be allowed with site plan approval.

E. Plans and specifications for screening and/or fencing around ground-mounted utility structures (e.g., transformers, natural gas regulating stations, etc.) shall be approved in writing by the affected utility company, and shall be submitted, along with an approval letter/document from the utility company, to the City Coordinator (or his/her designee) for review and approval prior to construction of said screening/fencing.

F. All areas where dismantled vehicles, or vehicles stored for repair, are located or stored shall be screened in accordance with Subsection (D.) above.

29.3 **FENCES IN RESIDENTIAL AREAS:**

A. Any fence or wall located to the rear of the minimum required front yard line shall not exceed eight feet (8') in height.

B. Except as provided by (C) below, no fence or wall shall be permitted within the required front yard of any single-family or duplex residential lot. No fence shall be erected in any front yard or side yard which is adjacent to a public street. No residential fence shall be closer than fifteen feet (15') to a public street except in cases where the side or rear building line of the yards on continuous corner lots adjoin the fence may be constructed out to the property line of said side yard.

C. Decorative fences with openings not less than fifty percent (50%) of the fence area and not exceeding three feet (3') in height are permitted in front yards. Chain link, woven wire mesh or similar materials are not considered decorative fencing

E. No barbed wire or electrical fencing shall be allowed except as used for farm or ranching purposes on undeveloped land over one (1) acres in size.

F. Gates designed for vehicular access shall be set back from the property line a minimum of twenty-five feet (25').

G. Fences around swimming pools shall comply with the Standard Swimming Pool Code and the City of White Oak's codes/ordinances pertaining to same.

H. Special purpose fencing, such as fencing around tennis courts, is permitted.