

Planning Commission Staff Report



MAPLETON

Date:

11/18/21

Item:

6

Applicant:

Mapleton City

Location:

N/A

Prepared By:

Sean Conroy, Community Development Director

Public Hearing:

Yes

Zone:

All

Attachments:

1. Draft ordinance.

REQUEST

Consideration of amendments to Mapleton City Code Title 18.84.130 regarding residential fencing standards.

BACKGROUND & DESCRIPTION

Mapleton City Code (MCC) section 18.84.130 outlines the City's residential fencing requirements. Some of the requirements include:

- Fencing within the front yard shall be limited to 3' in height if solid or 4' in height if open.
- Fencing along the interior side and rear property lines shall be limited to 6' in height.
- For corner lots, a 6' tall fence may be constructed along a street property line provided the fence is located behind the front wall of the home.

Staff is recommending the following amendment to the fencing standards when a fence will be adjacent to a sidewalk or paved trail:

K. Sidewalk Setback: If a sidewalk or paved trail exists parallel to the fence, the fence shall be setback at least two feet (2') from the back of the sidewalk or trail. The area between the fence and sidewalk shall be landscaped or covered with mulch, bark, gravel or landscape rocks and shall include a weed barrier.

EVALUATION

The current fencing standards does not preclude a fence from being constructed directly on the back of a sidewalk or trail. This can create a walled off appearance and can also be a hazard for pedestrians walking or biking on the sidewalk. The proposed amendments will create an improved pedestrian experience and a more aesthetic appearance without significantly reducing the size of a property owner's usable yard.

RECOMMENDATION

Recommend approval of the proposed text amendments to the City Council.

Attachment "1"
Changes shown highlighted and underlined

18.84.130: FENCING STANDARDS:

The term "fence" shall include any tangible barrier, latticework, screen, wall, hedge, or continuous growth of shrubs or trees with the purpose of, or having the effect of, preventing passage or view across the fence line. Notwithstanding the provisions of this section, a fence, wall, screen, hedge or other material serving as a fence, may not create a sight distance hazard to vehicular or pedestrian traffic as determined by the city engineer.

A. Front Yard/Side Yard: A fence made of materials which are sight obscuring may be built to a maximum of three feet (3') in any required front/side yard perimeter. A fence made of materials which are not sight obscuring (at least 50 percent open) may be built to a maximum of four feet (4') in any required front/side yard. If an existing home is located on the property, the front/side yard perimeter is measured from the front property line to the front edge of the existing home. The fencing may slope upward to connect with a higher rear yard fence. The length of a sloped fence section shall not exceed a maximum of ten feet (10').

B. Rear Yard: A fence in a rear yard may be built to a maximum of six feet (6'). If an existing home is located on the property, the rear yard perimeter is measured from the front edge of the existing home to the rear property line.

C. Corner Lots: A fence not more than six feet (6') high may be constructed in the rear yard as defined in subsection B, "Rear Yard", of this section adjacent to a public street on a corner lot, if it does not obstruct clear view of intersecting streets as defined in subsection D, "Clear Sight Triangle", of this section.

D. Clear Sight Triangle: At intersections of alleys and driveways (this includes private driveways and adjacent private driveways), the triangle shall be defined by drawing a line between two (2) points that are a minimum of fifteen feet (15') from the intersection along the property lines. At intersections of public streets, the triangle shall be defined by drawing a line between the two (2) points that are a minimum of thirty feet (30') from the intersection along the property lines.

E. Larger Clear Sight Triangle: Larger clear vision triangles may be required where local streets enter arterial streets, major collector streets, or parkways, except that "clear vision triangles" need not be maintained at signed or signalized intersections in the community center. "Clear vision triangles" may also be waived at signed or signalized intersections in neighborhood centers.

F. Grade Differences: Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located.

G. Retaining Walls: Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots or properties, such retaining wall may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

H. Double Frontage Lots: A fence or wall may be erected in the rear yard of a double frontage lot.

I. Fire Hydrants And Mailboxes: Fire hydrants and mailboxes shall be accessible from the public streets and may not be enclosed behind fences. Location of the fire hydrant shall be in accordance with the uniform fire code.

J. Exceptions: The provisions of this section shall not apply to certain other fences including tennis court backstops or patio enclosures as approved by the planning commission, if it is determined that the fences do not create a hazard or violation of other sections of the city ordinances.

K. Sidewalk Setback: If a sidewalk or paved trail exists parallel to the fence, the fence shall be setback at least two feet (2') from the back of the sidewalk. The area between the fence and sidewalk shall be landscaped or covered with mulch, bark, gravel or landscape rocks and include a weed barrier.



Proposed ordinance
would no longer allow
fencing to abut a
sidewalk or trail

Proposed ordinance
would require 2' fence
setback from sidewalk
or trail

