

ZONING

160 Attachment 4

TOWN OF INLET

Guidelines for Fences, Walls and Obstructions to View

Section 1 Title

This appendix shall be known as the "Town of Inlet Guidelines for Fences, Walls, and Obstructions to View" and shall be included among the appendixes of the Town of Inlet Code, Chapter 160, Zoning.

Section 2 Purpose and intent

The intent of this guideline is to regulate the location, character and maintenance of fences, retaining walls and similar structures to ensure compatibility and harmonious relationships between abutting properties and the Town of Inlet at large, and to provide for public safety.

Section 3 Performance standards

- A. Fences should be installed so that the finished side faces a public way or public space. All post and structural members, not decorative in nature, should be on the side facing the fence owner's property.
- B. Fencing should be installed vertical to the ground and the top finish of the fence should be uniform in height. Fences should follow the contour of the ground as practical.
- C. Gates adjacent to sidewalks and public rights-of-way shall open inward to the private property.
- D. No fencing shall be erected so as to restrict access by emergency equipment to any building.

Section 4 Materials

- A. Preferred materials for fence construction include, but are not limited to: commercial quality wood, brick, stone, masonry, metal, wrought iron, manufactured vinyl or PVC fence material. All material used in wood fences should be either naturally rot resistant (such as cedar) or pressure treated.
- B. Materials to be avoided shall include, but are not limited to: aluminum siding, automobile or truck parts, smooth face concrete block masonry units/blocks, cloth or plastic tarps, scrap wood or any other material not customarily sold for fencing.

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Section 5 Standards for Residential and Commercial Properties

- A. All fences in front yards should be a maximum of four feet in height. Fences in rear yards and side yards shall not exceed six feet in height. Fence/retaining wall combinations shall not exceed eight feet in height.
- B. All solid fencing or wall sections along a public or private street frontage totaling more than 200 feet in length should include architectural features, such as masonry, brick or a wood-framed column approximately every 50 feet.
- C. Fencing should not obstruct lake views or other scenic views from neighboring properties and should not obscure the line or sight at a public or private road intersection.
- D. Fencing should be designed to relate adequately in scale to adjacent street frontages.
- E. Fence design, materials, elements and features should contribute to and harmonize with the qualities of the adjacent properties.

Section 6 Vision Clearance at Public or Private Highway/Road Intersections and Driveway Intersections

- A. On a corner lot, no fence, wall, hedge or other structure or planting above a height of three feet should be erected, placed or maintained so as to obstruct visibility of vehicular traffic within a triangular area formed by the intersecting edge of street right-of-way lines and a straight line joining said edge lines at points 20 feet distant from the point of intersection, measured along said lines.
- B. Where driveways intersect public or private highways/streets, no fence will be allowed that creates a hazard for vehicles exiting that property or for pedestrians walking along a sidewalk or path.
- C. No tree which has foliage lower than eight feet should be placed or maintained within the twenty-foot sight triangle of the intersection of two streets.

Section 7 Maintenance.

- A. Fences, walls and other structures regulated by this guideline should be maintained in a safe manner perpendicular to the ground. Should a fence or wall lean or sag more than 20° to either side, perpendicular to the ground, it will be considered to be a hazard or nuisance and should be removed or repaired.
- B. Fences and walls no longer maintained in a safe manner and/or which create a hazard through neglect, lack of repair, manner of construction, method of placement, or otherwise, should be replaced or removed by the property owner.

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- C. Examples of lack of maintenance include, but are not limited to, protruding or exposed wire, missing and/or protruding pickets, sagging or leaning more the 20° to either side, extending into a traveled walkway or creating a hazard for a pedestrian or a motor vehicle.

Section 8 Measurements.

- A. All fences and walls shall be measured from the lowest finished grade at the location of the fence or wall.
- B. A combination fence and retaining wall may be erected to a height of six feet above the highest finished grade or eight feet above the lowest smashed grade, at the location of the fence, except that at no time shall the fence portion exceed six feet above the highest finished grade at any point.
- C. Combination fences of lattice and other decorative materials may be used in conjunction with preferred materials; however, at no time shall the combination exceed the height limitation.

Section 9 Placement of Fence

- A. No portion of a fence shall extend beyond the property line of the fenced property into the public right-of-way.
- B. Fences shall be set back or lowered in height as necessary, so the operators of motor vehicles or pedestrians exiting an adjoining property shall have reasonably unrestricted visibility of street and sidewalk.
- C. All fences and walls should be set back a minimum of two feet from the back edge of walkways, sidewalks, rights-of-way and property lines in order to allow for safe passage by pedestrians and to allow property owners to maintain fences without trespassing on a neighbor's proper. An exception to the setback requirement would be if adjoining property owners mutually agree to have a fence constructed along adjoining side or rear property lines. This setback requirement includes fence support systems such as posts and columns.