ORDINANCE #11-2026

SHORT TITLE: AN ORDINANCE AMENDING SPRINGVILLE CITY CODE TITLE 11, CHAPTER 6, SECTION 213 GENERAL FENCE REQUIREMENTS.

PASSAGE BY THE SPRINGVILLE CITY COUNCIL
ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Karen Ellingson			✓		
Logan Millsap			✓		
Jake Smith		✓	✓		
Mike Snelson	✓		✓		
Mindi Wright			✓		
	TOTALS		5	—	—

This ordinance was passed by the City Council of Springville, Utah, on a roll call vote as described above on April 07, 2026.

Approved and signed by me this 07th day of April 2026

Matt Packard, Mayor

CITY RECORDER'S CERTIFICATE AND ATTESTATION

This ordinance was recorded in the office of the Springville City Recorder on the 07th day of April 2026, with a summary being posted to the Utah Public Notice Website, and according to UCA 10-3-711. I hereby certify and attest that the foregoing constitutes a true and accurate record of proceedings with respect to Ordinance 11-2026.

CORPORATE SEAL SPRINGVILLE, UTAH

Signed this 07th day of April 07, 2026

~~Kim Crane, City Recorder~~
NATALIE PETERSON, DEPUTY RECORDER

ORDINANCE #11-2026

AN ORDINANCE AMENDING SPRINGVILLE CITY CODE TITLE 11, CHAPTER 6, SECTION 213 GENERAL FENCE REQUIREMENTS.

WHEREAS, the Springville City Development Code governs land use decisions within Springville City in fulfillment of the recommendations of the General Plan, as well as the future vision of the City as established by the Mayor and City Council; and

WHEREAS, Springville City may, from time to time, examine the regulatory provisions of the zones within the Code and amend such provisions; and

WHEREAS, corrections are occasionally needed to update codes to ensure useability and clarity for permit applicants; and

WHEREAS, the Planning Commission held a public hearing on October 28, 2025, reviewed the proposed amendments, and has recommended them favorably; and

WHEREAS, the City Council held a properly noticed public meeting on April 7, 2026, to consider amendments to the Springville Code.

Be it ordained by the City Council of Springville, Utah:

SECTION 1: Section 11-5-305, Special Provisions, Hillside Overlay Zone, of Springville City Code is hereby amended as follows:

11-6-213 General Fence Requirements.

(1) Objective - The intent and purpose of the General Fence Requirements Ordinance is to ensure safe sight lines and to minimize the potential negative visual impact or hazards of high or unsightly fences, walls and/or retaining walls.

(2) ~~Permit Required - Before commencing construction of a fence or wall, plans shall be submitted and approved by the Community Development Department. Construction of fences and retaining walls must meet applicable requirements of Springville Building Code. For construction of all fences over six feet (6') and retaining walls over four feet (4') (including the footings) in height, a building permit must also be secured.~~

Definitions

(a) See Springville City Code Section 11-3-402 for Yard Definitions

(3) ~~Exceptions - The provisions of this Section may not apply to:~~

~~(a) Approval of fence heights by the Planning Commission, which are greater than six feet (6') high, in order to provide screening of adjacent uses as a part of site plan review;~~

~~(b) Temporary construction fences installed to protect the public from injury during construction or to maintain security for development (a permit must be obtained for these and they must be removed at completion of construction);~~

~~(c) For agricultural fencing purposes which do not adjoin residential developments or areas;~~

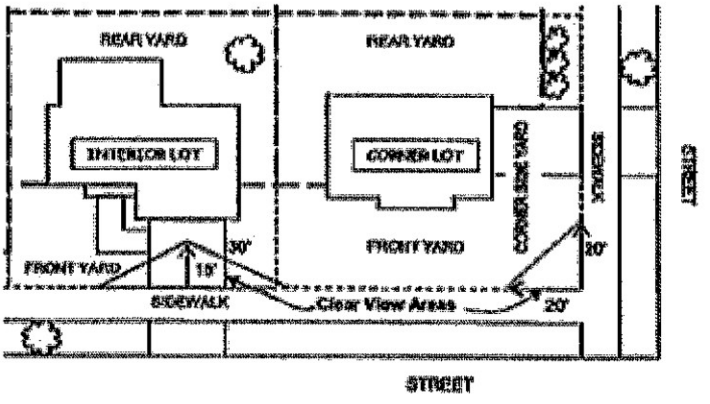
~~(d) Fences required by State law to surround or enclose public utility installations, public schools, or other public buildings; or~~

~~(e) Fences for uses such as tennis or sports courts, which may be a maximum of fifteen feet (15') high if the fence meets all of the required setbacks for an accessory building in the zone in which it is located.~~ Requirements for all Fencing

(3) Requirements Applying to all Fencing

(a) Clear View Requirements

(i) The clear view requirements shall be met in all zones as illustrated below and specified in Section 11-6-108.



(b) All fencing must:

(i) Be located at least one foot (1') behind the sidewalk.

(ii) Leave a minimum of three feet (3') open area clearance around any fire hydrant or utility equipment.

(iii) Ensure access from the front yard to the rear yard with at least a gate or a clear opening from the ground up in at least one location.

(c) Permit Required

(i) Before commencing construction or replacement of a fence or wall, an application, including plans, shall be submitted and approved by the Community Development Department. Construction of fences and retaining walls must meet the applicable requirements of Building Code.

(d) Exceptions - The provisions of this Section may not apply to:

(i) Approval of fence heights by the Land Use Authority, which are greater than six feet high, to provide screening of adjacent uses as a part of site plan review;

(ii) Temporary construction fences when installed in conjunction with permitted construction.

(iii) Agricultural fences, which do not adjoin residential developments or areas;

(iv) Fences required by State law to surround or enclose public utility installations, public schools, or other public buildings; or

(v) Fences for uses such as tennis or sports courts, which may be a maximum of 15 feet high if the fence meets all the required setbacks for an accessory building in the zone in which it is located.

(e) Duration of Review and Approval

(i) Approved fence permits shall expire 180 days from the date of approval. Fence construction must be completed before the 180 days expires.

(ii) Upon expiration, a new fence permit application must be submitted and approved prior to beginning or continuing construction.

(iii) When a fence application is in process and revisions have been requested by the City, but there has been no response from the applicant, the application will expire 60 days after the City's last request for revisions.

(f) Building permits are required when:

(i) fencing is over 6 feet in height; or

(ii) a retaining wall is over four feet.

(g) Materials

(i) It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence along or adjacent to any public street in the City; however, barbed wire may be used along a public street in the A-1 zone.

(h) Finishing - All fences shall be constructed with the finished surface facing neighboring property with support posts placed to the inside, except in those cases where the posts are an integral part of the fence design which enhances the aesthetic appearance of the fence.

(i) Gates that exceed four feet in height for driveways leading to a public street shall be located 20 feet behind the property line. The gate shall be required to open into the property.

(j) Elevation Changes - If the ground is higher on one side of a fence, wall, or hedge, measure the maximum height from that higher side, as long as the ground is level or slopes upward for at least 50 feet perpendicular from the fence.

(k) Fence Height Measurement on Retaining Walls - When a fence is installed on or in conjunction with a retaining wall, the fence and retaining wall shall be considered a single structure for purposes of height measurement and may not exceed 6 feet.

(l) Property Lines

(i) It is the property owner's responsibility to know the location of their property lines. Springville City does not survey property lines.

(ii) Any property line disputes are considered a civil matter and shall be handled between the affected parties.

(4) ~~Materials - It shall be unlawful to erect or maintain any barbed wire, concertina or razor wire, or electric fence along or adjacent to any public street in the City; however, barbed wire may be used in the A-1 zone. All fences shall be constructed with the finished surface facing neighboring property with support posts placed to the inside, except in those cases where the posts are an integral part of the fence design which enhances the aesthetic appearance of the fence.~~

Residential Zones - The following provisions shall govern the height and location of fences, walls, plant growth or other obstruction to view:

(a) Fences, walls or hedges can be located in the following areas as measured within the minimum required setback area or from the existing building location, whichever is less.

(i) Interior Lots

Maximum allowed fence heights

Front Yard - Four feet

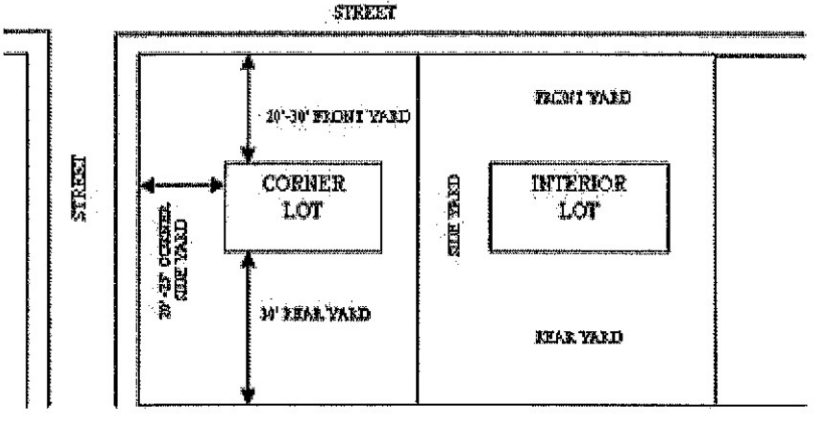
Side Yard - Six feet

Rear Yard - Six feet

Clear View/Site Triangle - Four feet and at least 50 percent transparent

(A) Exception. Decorative wrought iron or fencing that is similar in appearance and that is at least 70 percent transparent may be installed in front yards up to 6 feet in height.

(B) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two acres may install decorative wrought-iron fencing or a similar type of fence material up to eight feet in height. The fencing shall be at least 70 percent transparent. Clear view and other requirements of this Title must be met.



(ii) Corner Lots.

Maximum allowed fence heights

Front Yard - Four feet

Corner Side Yard - Four feet

Interior Side Yard - Six feet

Rear Yard - Six feet

Clear View/Site Triangle - Four feet and at least 50 percent transparent

(A) Exception.

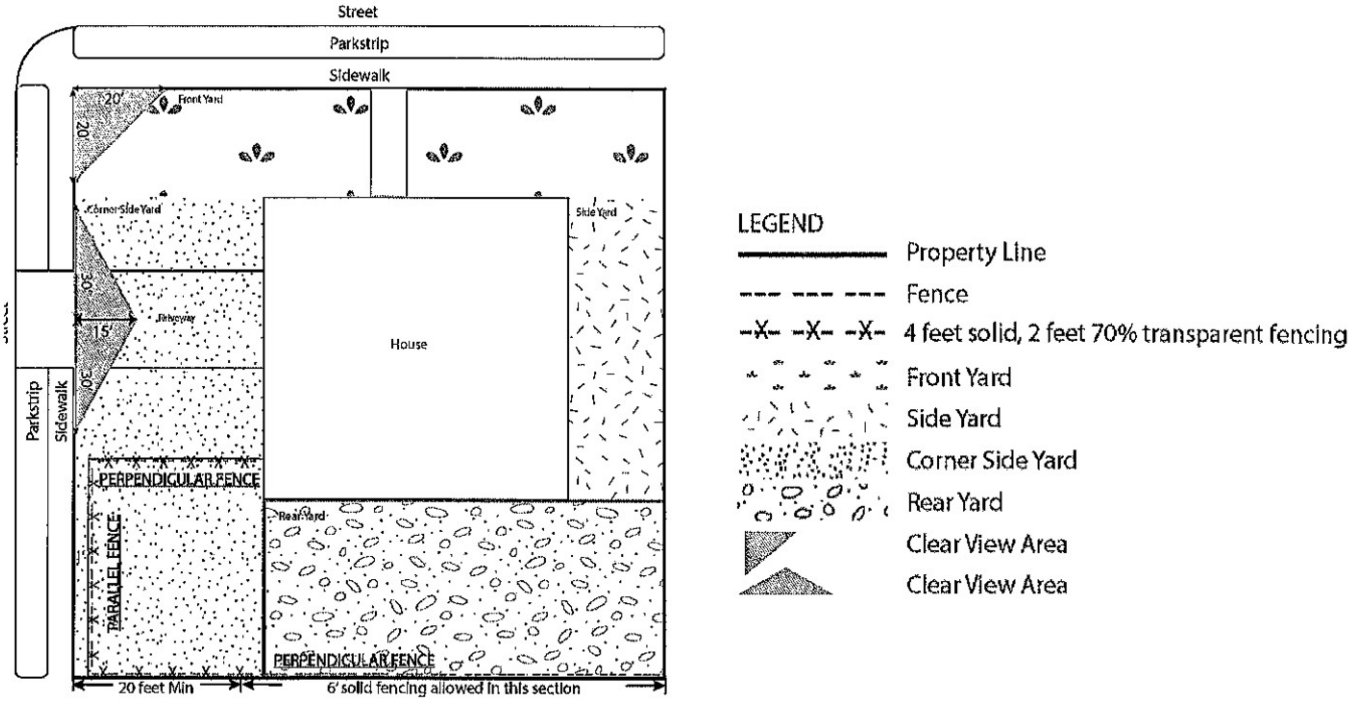
(I) Decorative wrought iron fencing or fencing that is similar in appearance and that is at least 70 percent see-through transparent may be installed in corner side yards up to six feet in height.

(II) Six Feet Solid Fence Options. Where corner lots are adjacent to each other with rear yards abutting, a six-foot solid fence is permitted, set back five feet from the street side yard lot line at a point beginning 50 feet from the intersecting point of the corner property lines.

(C) Six-Feet Semi-Private Options

(I) On corner lots, a fence in the street side yard may be up to four feet solid, with an additional top section up to two feet in height that is at least 70 percent transparent, for a total height of six feet. This fence configuration must be set back at least one foot from the back of the sidewalk.

(II) If the fence changes direction from running parallel to the corner side property line to running perpendicular into the interior of the lot, this same four feet solid + two feet transparent configuration must continue for a minimum of 20 feet measured perpendicular from the street side property line. Clear view requirements must also be met.



(III) For the purposes of this section, corner side yard means the yard along a side lot line that borders a street on a corner lot, extending into the lot to the required setback.

(IV) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two acres may install decorative wrought-iron fencing or a similar type of fence material up to 8 feet in height. The fencing shall be at least 70 percent transparent. Clear view and other requirements of this Title must be met.

(b) Deer Fencing

(i) Interior Lots - Fences designed to prevent urban deer from entering rear yards may be constructed up to eight feet in height, provided:

(A) Any portion above six feet is at least 50 percent transparent.

(B) The fence Includes transparent openings of at least two inches by two inches.

(ii) Corner Lots: Fences designed to prevent urban deer from entering rear yards may be built up to eight feet tall, provided:

(A) The fence meets the side yard setback requirements for the residence.

(B) Any portion above six feet is at least 50 percent transparent.

(C) The fence Includes transparent openings of at least two inches by two inches.

(iii) The following materials are nonexclusive examples of materials not approved as deer fencing:

(A) Contractor sand/snow fence (usually orange);

(B) Galvanized steel hardware cloth;

(C) Poultry netting;

(D) Galvanized or stainless-steel wire fencing made of fourteen-gauge wire or larger.

(c) Double Frontage Lots

(i) Where lots have double frontages, that area designated as the rear yard by the Community Development Director, may have a solid or view obstructing fence, wall or hedge, not exceeding 6 feet in height. Such fence, wall or hedge shall be set back at least five feet from the edge of the sidewalk.

(ii) Where the double-fronted lot is also a corner lot (three frontages) the required clear view across corner property shall be enforced at street intersections at both the front and rear of the lot.

(d) Alley Fencing

(i) Clear View is measured at the driveway into the alley off of the street, not at individual driveways on alley ways.

(e) Fencing Along Creek Corridors

(i) Fences along creek corridors as defined by Section 11-6-130 Protection of Creek Corridors, shall not be located within a recreation and maintenance easement as defined by Section 11-6-130(3) if present on the property.

(5) ~~The clear view requirements shall be met in all zones as illustrated below and specified in Section 11-6-108. Gates that exceed four feet (4') in height for driveways leading to a public street shall be located twenty feet (20') behind the property line. The gate shall be required to open into the property.~~

Non-Residential Zones - The following provisions shall govern the height and location of fences, walls, plant growth or other obstructions to view.

(a) Fences, walls and hedges may be constructed or maintained in non-residential zones up to six feet in height. Such fence, wall or hedge shall be located no closer than one foot from the sidewalk.

(b) The clear view requirements shall be met in all zones.

(c) No fence or wall over three feet in height may be located in the required street frontage landscape border as defined in Section 11-6-208.

(d) Fences and walls within any business, commercial or manufacturing zoning classification which abuts residential or institutional uses shall be used in conjunction with landscaping as screening in accordance with the provisions found in this Article.

~~(6) Where elevations are different on either side of the fence, wall or hedge the maximum height shall be measured from the higher elevation; provided, that higher elevation is level or increases for a distance of at least fifty feet (50') from the fence.~~

~~(7) Residential Zones - The following provisions shall govern the height and location of fences, walls, plant growth or other obstruction to view:~~

~~Fences, walls or hedges can be located in the following areas as measured within the minimum required setback area or from the existing building location, whichever is less.~~

~~(a) Interior Lots.~~

~~Front Yard - Four feet (4')~~

~~Side Yard - Six feet (6')~~

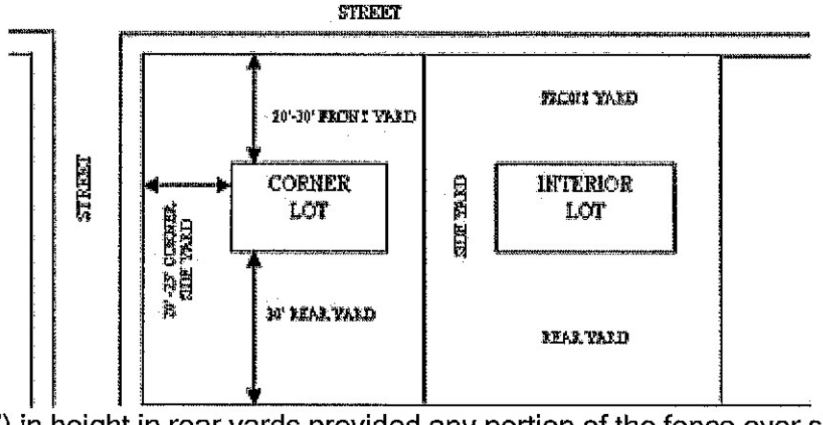
~~Rear Yard - Six feet (6')~~

~~Clear View/Site Triangle - Four feet (4') and at least fifty percent (50%) see-through~~

~~(i) Exception. Decorative wrought iron or fencing that is similar in appearance and that is at least seventy percent (70%) see-through may be installed in front yards up to six feet (6') in height.~~

~~(ii) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two (2) acres may install decorative wrought-iron fencing or a similar type of fence material up to eight feet (8') in height. The fencing shall be at least seventy percent (70%) see-through. Clear view and other requirements of this Title must be met.~~

~~(iii) Fencing installed to keep urban deer populations out of rear yards may be constructed up~~



~~to eight feet (8') in height in rear yards provided any portion of the fence over six feet (6') in height is 50% see-through and includes a void opening of at least two (2) inches square. The following materials are nonexclusive examples of materials not approved as deer fencing:~~

~~(A) Contractor sand/snow fence (usually orange);~~

~~(B) Galvanized steel hardware cloth;~~

~~(C) Poultry netting;~~

~~(D) Galvanized or stainless steel wire fencing made of fourteen (14) gauge wire or larger.~~

~~(b) Corner Lots.~~

~~Front Yard - Four feet (4')~~

~~Corner Side Yard - Four feet (4')~~

~~Interior Side Yard - Six feet (6')~~

~~Rear Yard - Six feet (6')~~

~~Clear View/Site Triangle - Four feet (4') and at least fifty percent (50%) see-through~~

~~(i) Exception. Decorative wrought iron fencing or fencing that is similar in appearance and that is at least seventy percent (70%) see-through may be installed in corner side yards up to six feet (6') in height.~~

~~(ii) Where corner lots are adjacent to each other with rear yards abutting, a six-foot (6') solid fence is permitted, set back five feet (5') from the street side yard lot line at a point beginning fifty feet (50') from the intersecting point of the corner property lines.~~

~~(iii) Lots located in the R1-15 Zone or in the Hillside (H-1) Overlay Zone that are greater than two (2) acres may install decorative wrought-iron fencing or a similar type of fence material up to eight feet (8') in height. The fencing shall be at least seventy percent (70%) see-through. Clear view and other requirements of this Title must be met.~~

~~(iv) Fencing installed to keep urban deer populations out of rear yards may be constructed up to eight feet (8') in height in rear yards provided the fence meets the side yard setback required for residences on the lot and any portion of the fence over six feet (6') in height is 50% see-through and includes a void opening of at least two (2) inches square. The following materials are nonexclusive examples of materials not approved as deer fencing:~~

~~(A) Contractor sand/snow fence (usually orange);~~

~~(B) Galvanized steel hardware cloth;~~

~~(C) Poultry netting;~~

~~(D) Galvanized or stainless steel wire fencing made of fourteen (14) gauge wire or larger.~~

~~(c) Where lots have double frontages, that area designated by the Community Development Director as the rear yard may have a solid or view-obstructing fence, wall or hedge, not exceeding six feet (6') in height. Such fence, wall or hedge shall be set back at least five feet (5') from the edge of the sidewalk. Where the double-fronted lot is also a corner lot (three (3) frontages) the required clear view across corner property shall be enforced at street intersections at both the front and rear of the lot.~~

~~(d) All fencing shall be located at least one foot (1') behind the sidewalk and a minimum of three feet (3') open area clearance is required around any fire hydrant or electrical transformers.~~

~~(e) No fence or wall, regardless of materials, nor other obstructions, including shrubbery, nor any combination of materials, shall be erected or maintained that blocks access from a front yard through both sides of a rear yard.~~

~~(8) Non-Residential Zones - The following provisions shall govern the height and location of fences, walls, plant growth or other obstructions to view.~~

~~(a) Fences, walls and hedges may be constructed or maintained in non-residential zones up to six feet (6') in height. Such fence, wall or hedge shall be located no closer than one foot (1') from the sidewalk.~~

~~(b) The clear view requirements shall be met in all zones.~~

~~(c) No fence or wall over three feet (3') in height may be located in the required street frontage landscape border as defined in Section 11-6-208.~~

~~(d) Fences and walls within any business, commercial or manufacturing zoning classification which abuts residential or institutional uses shall be used in conjunction with landscaping as screening in accordance with the provisions found in this Article.~~

SECTION 2: This ordinance will become effective one day after publication hereof in the manner required by law.

SECTION 3: This ordinance shall become effective upon adoption by the Springville City Council and publication as required by law.

ADOPTED by the City Council of Springville, Utah, this 07th day of April, 2026.

CORPORATE SEAL SPRINGVILLE, UTAH

Matt Packard, Mayor

ATTEST:

~~Kim Crane, City Recorder~~
NATALIE PETERSON, DEPUTY RECORDER