

FENCING

Sections:

- 10-29-1 Purpose.**
- 10-29-2 Definition.**
- 10-29-3 Residential Fencing.**
- 10-29-4 Residential Fencing Materials.**
- 10-29-5 Fences and Visual Obstructions.**
- 10-29-6 Fencing Between Incompatible Uses**
- 10-29-7 Fencing Along Collector and Arterial Streets.**
- 10-29-8 Fencing Along Trails**
- 10-29-9 Fences for Recreational Use.**
- 10-29-10 Double Fencing.**
- 10-29-11 Fence Maintenance**
- 10-29-12 Fences Not Otherwise Identified.**

10-29-1 Purpose.

- A. Promote individual property safety and architectural compatibility.
- B. Promote vehicular and pedestrian safety through safe fence placement and height to allow proper visibility standards.

10-29-2 Definitions.

FENCE: Any tangible barrier, an obstruction of any material, a line of obstacles, lattice work, screening material, 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.

HEIGHT, FENCE: The vertical distance from the ground to the top of the fence panel (portion of fence between the fence poles or supports). Minimal fence poles or supports may extend no higher than six inches (6") above the fence panel.

10-29-3 Residential Fencing.

- A. Rear and/or Side Yard Setback. It shall be prohibited to construct, maintain or cause a fence to be constructed along a rear and/or side yard(s) exceeding eight (8) feet in height.
- B. Front Yard Setback. Fencing shall be allowed provided that solid type fences shall not exceed three (3) feet in height and open type fences, e.g., wrought iron, shall not exceed four (4) feet.

10-29-4 Fencing materials.

- A. Fences and walls shall be made of high quality, durable materials that require minimal maintenance. The following fencing materials shall be allowed in all zones:
 - 1. Concrete, Block, Brick Or Stone solid wall/panel: Decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry fence and/or wall, with an approved cap.
 - 2. Post And Rail Fencing: Reinforced post and rail style fencing is allowed on agriculturally zoned properties which allow for large animals.
 - 3. Solid or private heavy gauge beige and/or white vinyl.
 - 4. Solid or private composite materials or similar products hollow wall/panel.
- B. The following fencing materials shall be prohibited in all zones:
 - 1. Plastic materials other than vinyl;
 - 2. Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, tarps or plywood;
 - 3. Scrap materials such as scrap lumber and scrap metal.
 - 4. Wood fencing of any type.
- C. Chain link fencing shall only be permitted where specifically approved by the Planning Commission as part of a site plan approval. If approved, only black coated vinyl chain link shall be allowed. Chain link fencing is prohibited in residential zones, except as specified in 10-29-9 for Recreational Use.

10-29-5 Fences and Visual Obstructions.

- A. No obstruction to view in excess of three (3) feet in height shall be placed on any corner lot within the triangular area formed by the right-of-way boundary and the line connecting them at points thirty (30) feet from the intersection of the right-of-way boundary line. Fences adjacent to collector or arterial roads need to be approved by the City Engineer.
- B. No plant material, monument signs, nor any other obstruction will be permitted above three (3) feet within the triangular area formed by the right-of-way boundary and the line connecting them at points thirty (30) feet from the intersection of the right-of-way boundary line.
- C. No obstruction to view in excess of three (3) feet in height shall be placed at any driveway or automobile access-way within the triangular area formed by connecting the points of intersection of the side driveway or access-way line and the property or side street line with points twelve (12) feet along the property line and twelve (12) feet along the driveway line.

10-29-6 Fencing between incompatible uses

The following shall apply to fencing between incompatible uses:

- 1. A minimum six foot (6') tall, decorative precast or integrally colored and textured block, brick, stone or other masonry fence and/or wall, shall be installed between residential and commercial uses.
- 2. A minimum six foot (6') tall solid vinyl fence shall be installed between residential and existing agricultural uses. The Planning Commission, at its discretion, may require any other fencing material that it deems appropriate adjacent to agricultural.
- 3. Agricultural property needs to provide adequate fencing for current or intended animal uses.
- 4. Fences and walls may be required, as determined by the planning commission, between incompatible uses such as, but not limited to, residential uses of different densities, residential and industrial, manufacturing, commercial or office uses.

10-29-7 Fencing Along Collector and Arterial Streets.

- A. Fencing along specific collector and arterial roads, as outlined in the Herriman City Transportation Master Plan, shall be a masonry or precast concrete wall consistent the length of the street, unless the Planning Commission determines the fence is not needed. The fence shall be the style and color as specified by the City.

- B. Noise walls to be installed along Mountain View Corridor according to UDOT standards. An environmental study is required to determine if a wall is required.

10-29-8 Fencing Along Trails

- A. If the minimum distance, at any arc or angle, between any point on the property line to the closest private property line opposite a park, trail, or open space is fifty (50) feet or more, full privacy fencing may be installed.
- B. If the minimum distance, at any arc or angle, between any point on the property line to the closest private property line opposite a park, trail, or open space is less than fifty (50) feet, full privacy fencing is not permitted. Only semi-private fencing may be installed. Semi-private fencing shall be defined as a six foot vinyl fence with slats.
- C. Any vegetation on fencing along trails shall be maintained by the property owner so that it does not interfere with the use or maintenance of the trail.

10-29-9 Fences for Recreational Use.

On interior, side and rear property lines, fence type uses such as tennis court enclosures, sport courts, covered Jacuzzis, ball diamond backstops, etc., may be erected to a height greater than eight (8) feet, but shall not exceed a height of eighteen (18) feet and must meet accessory building setback requirements.

10-29-10 Double Fencing.

Double fences shall be prohibited, except where adjacent to an existing agricultural or animal use. This requirement means that owners who wish to construct a fence may need to tie their fence into the adjacent lots fence, if it currently exists, or must comply with the following definition: Double fencing is defined as fences running parallel with each other, which are located with a separation distance less than six (6) feet. Fences running parallel with each other greater than six (6) feet in separation distance properly gated or accessible for maintenance purposes shall not be considered a double fence.

10-29-11 Fence Maintenance.

All fencing shall be maintained in good condition by the property owners after the improvement guarantee is released, where a guarantee is required, unless said fencing is specifically accepted by the city for maintenance.

10-29-12 Fences Not Otherwise Identified.

The Planning Commission shall review all requests for any type of fence not specifically identified in this Chapter and may approve said fence if, in the opinion of the Commission, the fence does not impair the intent and purpose of this ordinance.