



Planning and Zoning Commission Agenda Item Summary Report

Meeting Date: January 4, 2018	Submitted by: P. Morgan
Item Title:	
Hold a public hearing and discuss and consider approval of an Ordinance amending the City of Forney Comprehensive Zoning Ordinance to amend the requirements for fences.	
Public Hearing Item <input checked="" type="checkbox"/> Consent/Action Item <input type="checkbox"/>	Documentation Attached: None
Recommended Action:	
Staff recommends approval.	
How this item ties-in with the City's Mission, Vision and Values:	
Improving the fence standards will assist with maintaining property values.	
Item Summary:	
<p>Staff is preparing a recommendation to amend the fence standards in residential areas. The primary purpose of the amendment is to require metal fence posts. The proposed language will be presented and discussed at the Planning and Zoning Commission meeting.</p> <p>The Zoning Ordinance currently provides the following requirements for fences in residential areas:</p> <p>41.3 FENCES IN RESIDENTIAL AREAS:</p> <p>A. Any fence or wall located to the rear of the minimum required front yard line shall not exceed eight feet (8') in height.</p> <p>B. Except as provided by (1.) below, no fence or wall shall be permitted within the required front yard of any single-family or duplex residential lot 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 such that the street side yard may be included as part of the lot's back yard area.</p> <p style="padding-left: 40px;">1. Decorative fences with openings not less than fifty percent (50%) of the fence area and not exceeding four feet (4') in height are permitted in front yards. Chain link, woven wire mesh or similar materials are not considered decorative fencing. Decorative ornamental iron fencing may be constructed up to six feet (6') in height within the front yard only in the AG zoning district, and only on lots exceeding one (1) acre in size in other districts. Such fences shall have openings not less than fifty percent (50%) of the fence area, and shall not interfere with traffic visibility (see Section 43.8).</p> <p>C. All fences require permits.</p> <p>D. Electrical fencing and barbed wire is prohibited as perimeter fencing except for containment of farm animals on parcels of three (3) or more acres.</p>	

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

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

G. See Section 43.8 for sight visibility requirements for fences and screening walls.

H. Special purpose fencing, such as fencing around tennis courts, is allowed only upon issuance of a permit from the City. The maximum height of such fencing shall be twelve (12) feet.