

Proposed Text Amendment Language

E. Height Restrictions and Gates:

1. Fences, walls, and hedges shall comply with the following regulations based on the following zoning districts:

a. Residential Zoning Districts:

- (1) Except as permitted in subsection [21A.24.010](#).P and [21A.40.120](#).E.4 of this code a fence, wall or hedge located between the front property line and front building line of the facade of the principal structure that contains the primary entrance shall not exceed four (4) feet in height.
 - Hedges located on side lot lines between the front property line and front building line of the façade of the principal structure that contains the primary entrance can be increased to six (6) feet as long as it is setback ten (10) feet from back edge of sidewalk, or property line when a sidewalk is not provided, and out of the defined clear view triangle area.
- (2) A fence, wall, or hedge located at or behind the primary facade of the principal structure shall not exceed ~~six (6)~~ seven (7) feet in height.
- (3) On developed properties where there is no existing principal structure, the height of a fence, wall, or hedge shall not exceed four (4) feet in a front yard area or ~~six (6)~~ seven (7) feet in the rear or side yard areas.
- (4) All refuse disposal and recycling dumpsters shall be screened on all sides by a solid wood fence, masonry wall, or an equivalent opaque material to a height of not less than 6 feet but not more than 8 feet.

b. Nonresidential Zoning Districts:

- (1) A fence, wall, or hedge, located between the front property line and the primary facade of the principal structure shall not exceed four (4) feet in height.
 - Hedges located on side lot lines between the front property line and front building line of the façade of the principal structure that contains the primary entrance can be increased to six (6) feet as long as it is setback ten (10) feet from back edge of sidewalk, or property line when a sidewalk is not provided, and out of the defined clear view triangle area.
- (2) A fence, wall or hedge located at or behind the primary facade of the principal structure shall not exceed ~~six (6)~~ seven (7) feet in height.
- (3) On developed properties where there is no existing principal structure, the height of a fence, wall, or hedge shall not exceed four (4) feet in a front yard area or six (6) feet in the rear or side yard areas.
- (4) Notwithstanding Subsection [21A.40.120](#).E.1.b.(1), in the M-1 ~~zoned properties in the Salt Lake International Center~~, M-2 and EI zoning districts, fences, walls, or hedges may be up to six (6) feet in height if located between the front property line and the front yard setback line.
- (5) If there is no minimum front yard setback in the underlying zoning district, a fence, wall, or hedge of a maximum six (6) feet in height may be placed no closer than ten (10) feet from the property line.

(6) Outdoor storage, when permitted in the zoning district, shall be located behind the primary facade of the principal structure and shall be screened with a solid wall or fence and shall comply with the requirements in Section [5.60.120](#). Outdoor storage in the M-1 and M-2 districts are also subject to the provisions of [21A.28.010.B.3](#).

(7) All refuse disposal and recycling dumpsters, except those located in the M-2, LO and EI districts shall be screened on all sides by a solid wood fence, masonry wall or an equivalent opaque material to a height of not less than 6 feet but not more than 8 feet.

2. Double Frontage Lot: A fence, wall, or hedge located on a property where both the front and rear yards have frontage on a street may be a maximum of six (6) seven (7) feet in height in a front yard provided the fence, wall, or hedge:

- a. Is located in a provided yard that is directly opposite the front yard where the primary entrance to the principal building is located;
- b. Is in a location that is consistent with other ~~six (6)~~ seven (7) foot tall fence locations on the block;
- c. Complies with Sight Distance Triangle requirements of this Title; and
- d. Complies will all other fence, wall, and hedge requirements of this Title.
- e. Not exceed six (6) feet in height in a front yard.

3. Vacant Lots. Notwithstanding 21A.24.010.P.10.d, fencing to secure vacant or undeveloped lots may be up to six (6) feet in height, provided the fence is not closer than five (5) feet to a public sidewalk and is no less than eighty percent (80%) transparent. Once the property is developed, the fence will be required to comply with the height restrictions of this title.

4. Additional Fence Height Allowed. Notwithstanding any other Section of this Chapter, the following regulations apply:

- a. When Abutting Nonresidential Zoning Districts. Fences, walls, or hedges in the FR, SR, and R-1 zoning districts shall not exceed ~~six (6)~~ seven (7) feet in height in the side or rear yard; except where they abut a Commercial, Downtown, Manufacturing, or Special Purpose Zoning District, the maximum height shall be eight (8) feet. This exception does not apply to fences, walls, or hedges in the corner side yard or front yard, and only applies where the lot abuts the nonresidential district.
- b. Public Utility Facilities. Fences or walls may exceed the maximum height regulations when the fence or wall is necessary to restrict access and promote safety of public utility buildings or structures, provided that the portion of the fence or wall which exceeds a height of six (6) feet is at least eighty percent (80%) transparent. In no event, shall the fence or wall securing a public utility building or structure exceed twelve (12) feet in height.