

Harris Ranch

Fences and Site Walls

2.25.11

If fences or site walls are used, the following guidelines must be met:

1. **Front yard** fences/site walls located adjacent to public streets: These must be no higher than 3'. Posts and pillars between spans may be slightly taller. Where side yards are designed as primary outdoor space for residence, fences may be 6' tall max (see below). Materials to be considered by the HRRB include wrought iron, steel tube, wood, stone, brick, a combination thereof and must be approved by the HRRB. Tops must include a continuous flat piece (i.e. no spikes) to help prevent injury to wildlife. Placement of front fences/walls at least 1 foot from the sidewalk is strongly encouraged.

2. Side yard fences/site walls at streets: Where side yards are designed as primary outdoor space for residence, fences may be 6' tall max. Fences taller than 3' must be set back 3' from sidewalk and shall not be longer than $\frac{3}{4}$ the length of the lot. If above a retaining wall, 6' fences must be setback 3' from back of wall, to not dominate the streetscape. Materials shall be metal tube. Privacy enclosures within the rear yard may be of any material (6' max. height) but may not be continuous across the sideyard. Plantings in between are heavily encouraged.

3. Interior rear sideyards: Fencing may be of any approved material.

4. Rear yards, when enclosed, must have steel bar or wrought iron fencing at the front set behind the front face of the home. Interior side yard and rear fencing may be of any approved material (except sideyards at streets—see above).

5. Lots along East Barber Road and Lots on West Side of East Warm Springs:

The portion of fencing (enclosing a rear yard) facing Barber only (i.e. parallel to Barber) must be located behind the front façade of the home and is required to be 6' solid composite fencing from FenceScape in their 'Picture' style, with straight edge top boards-- to prevent wildlife from entering the yard from E. Barber Road (horizontal mid-rails to be facing interior yard). Fencing along sideyards facing side streets (except for E. Barber Road) shall be metal tube fencing and are required to have gates for wildlife escape. Fencing at the rear property line and internal sideyards may be 6' max. and may be any material. Fence along property facing Postal Pavilion site or any dedicated open space must be steel tube open fencing at 6' high max.

6. Lots facing Hardesty:

Enclosing rear yard fencing facing streets shall be metal tube fencing and corner lots are required to have gates for wildlife escape. Fencing at the rear property line and internal sideyards may be 6' max., of any approved material.

7. Fences within street and alley vision triangles cannot exceed 3' in height above the pavement.

8. Fences/walls shall be "stepped" rather than sloping with the grade.

9. If **any** fencing has openings, vertical and horizontal bars shall be spaced closer than 4" apart or wider than 8" apart to avoid accidental wildlife entrapment. Tops must include a continuous flat piece (i.e. no spikes) to help prevent injury to wildlife.

10. Metal tube fencing and posts must have a powder coat finish. Color shall be approved by HRRB.

11. Site walls shall be detailed with reveals, caps, overhangs, soldier courses or other added visual interest. Walls shall be level, or “stepped” rather than sloped with the grade. Walls constructed of flat, unembellished poured concrete are not allowed when located adjacent to public streets. Block may be used for structural purposes. Finish materials shall match or compliment the accompanying architecture.

12. Additional ornamentation, arbors, trellises are encouraged and are subject to HRRB review.