

**ENOCH CITY CORPORATION
ORDINANCE NO. 2020-12-02-A**

**AN ORDINANCE AMENDING THE ENOCH CITY ZONING ORDINANCE,
CHAPTER 2, FENCE HEIGHTS**

WHEREAS, the Enoch City Planning Commission has reviewed the changes to Chapter 2 regarding language about fence heights on lots in different circumstances throughout Enoch City; and

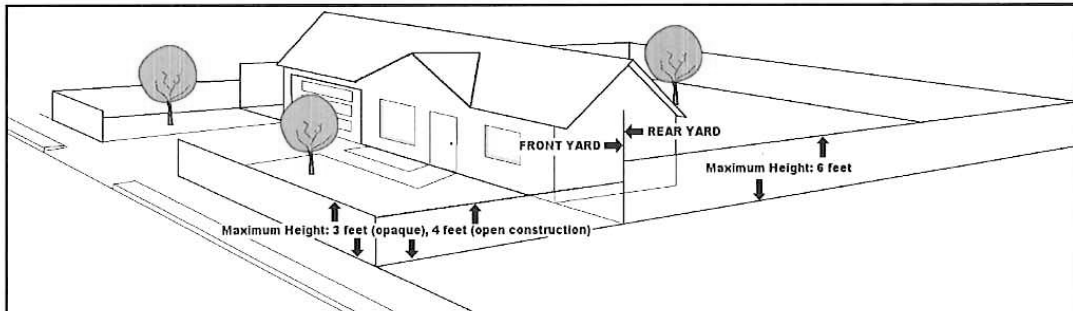
WHEREAS, the Enoch City Planning Commission held a public hearing on November 24, 2020 and sent a favorable recommendation to the City Council for the changes to the Enoch City Zoning Ordinance, Chapter 2 regarding fence heights; and

WHEREAS, the Enoch City Council reviewed the favorable recommendation from the Planning Commission on the addition of language and illustrations as follows;

2-15 MAXIMUM HEIGHT OF FENCES, WALLS AND HEDGES.

1. *Side Yards and Rear Yards.* In any required side or rear yard on lots, the height of fences shall not exceed six feet, unless otherwise allowed herein (See Figure #1).
2. *Front Yards.* Fences in required front yards shall be allowed provided that solid type fences shall not exceed three feet, and open type fences shall not exceed four feet (See Figure #1).

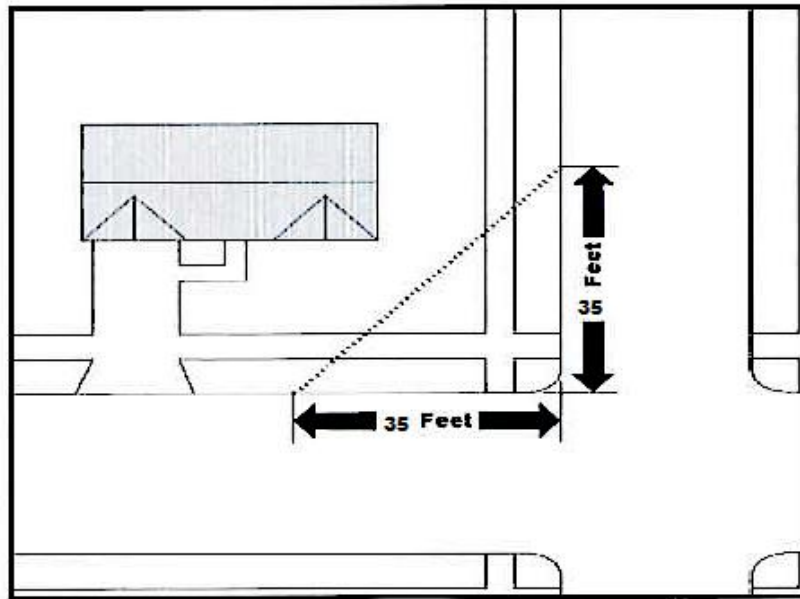
Fence Figure #1. Interior Lot Fence Height Restrictions



3. *Corner Lots.* In addition to the other provisions contained in this section, fences located on corner lots shall be subject to the following provisions (See Figure #2 & 4):
 - a. Any fence, wall, and/or hedge on the front yard setback shall not exceed three feet if opaque construction or four feet if open construction.
 - b. In the side yard setback that fronts on a street, height up to six feet shall be allowed beyond 35 feet from the intersection measured from the

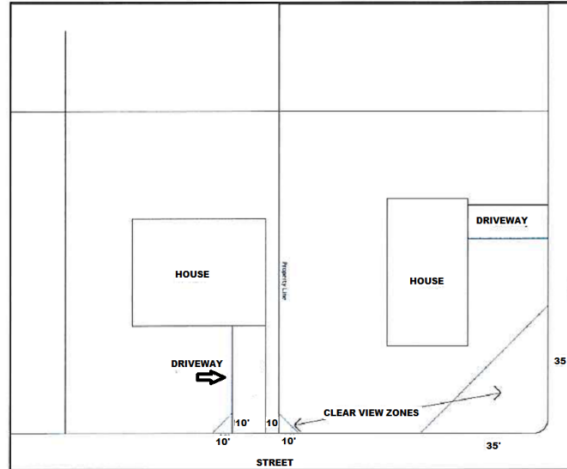
intersecting extended curb lines. Height within the 35 foot area shall conform to the requirements of a front yard setback.

Figure #2: Illustration of a Common 35 Foot Sight Visibility Triangle



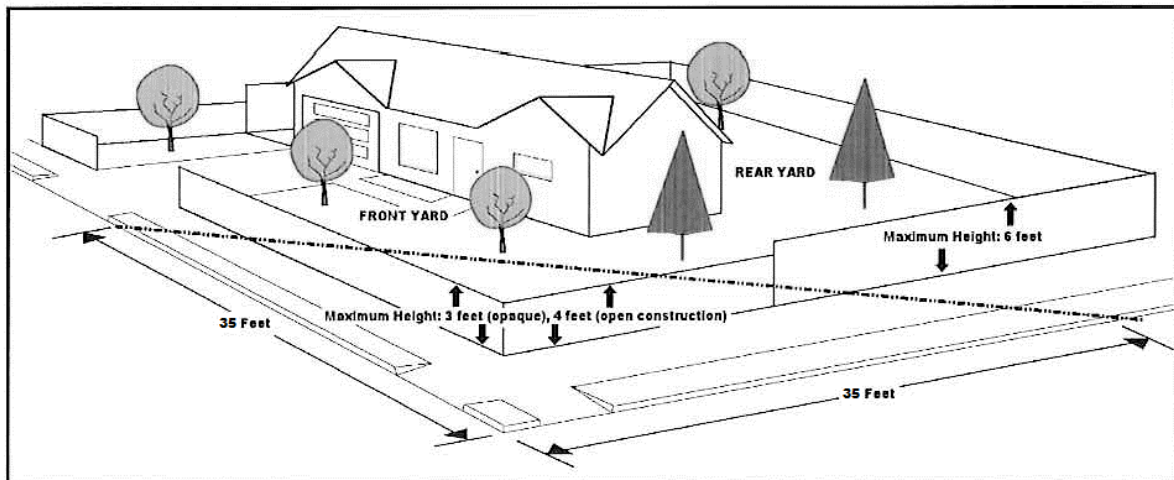
- c. A clear view zone shall be maintained free of fencing, except a see-through fence or a view obscuring fence no higher than three feet in height when a driveway exists on the adjacent lot within ten feet of the shared property line. The clear view zone refers to the portion of the corner lot lying within a triangular area formed by measuring back ten feet from the point where the interior property line shared with the adjacent lot meets the property line along the public right-of-way (see figure #3).

Figure #3 Clear View Zone



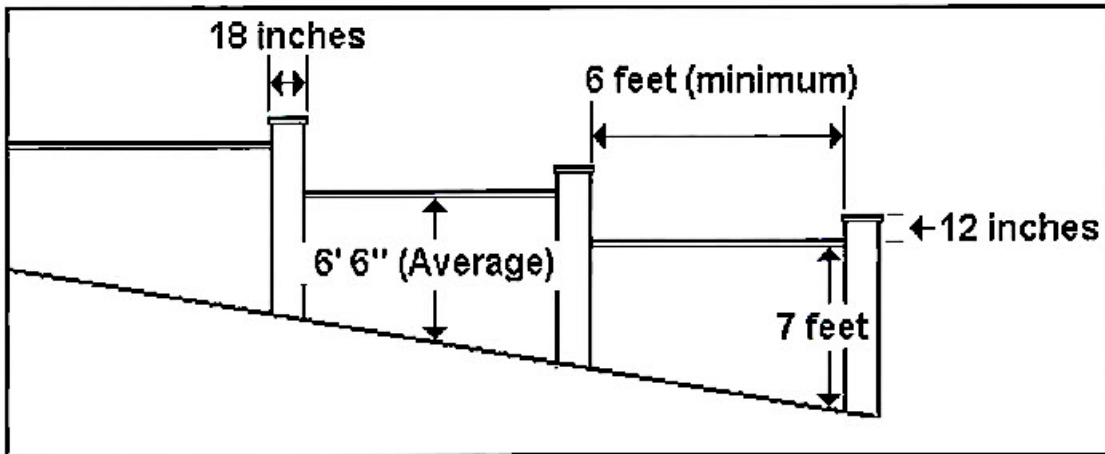
- d. Heights on the rear yard setback and interior side yard setback shall not exceed six feet, unless otherwise allowed herein.

Fence Figure #4. Corner Lot Fence Height Restrictions



4. *Fences on Slopes.* Fences on slopes may be a maximum of seven feet if the average height of such fence is no greater than six feet six inches, unless otherwise allowed herein (see Figure 5).

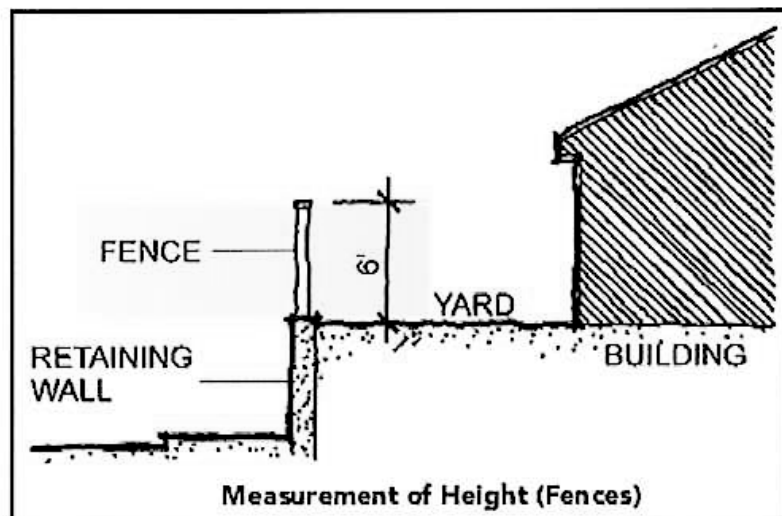
Slopes Figure #5



5. *Fence Posts, Gate Posts, Pillars, and Support Columns.* Fence posts, gate posts, pillars, and support columns may extend 12 inches above the maximum fence height when separated by at least six linear feet of fencing (see Figure 5). Gate posts may be as close as three feet of each other with no more than one gate per fence frontage. Structures may not exceed 18 inches in diameter or width.

6. *Measurement of Fence Height.*
 - a. The height of a fence shall be measured from the highest grade.
 - b. The combined height of a fence and retaining wall shall not exceed 11 feet, unless otherwise allowed herein (see Figure #6).

Height Figure #6



- Fence heights between commercial/industrial and residential zones shall be a minimum of 6' in height and a maximum of 10' in height and shall be constructed of sight obscuring material. A fence exceeding 6' in height shall require a building permit.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of Enoch City that the Enoch City Subdivision Ordinance is amended as written above. This Ordinance was voted upon and passed by the Enoch City Council at a regular City Council meeting held on the 2nd day of December, 2020. It shall take effect immediately after signing by the Mayor and City Recorder.

DATED this 2nd day of December 2020

ENOCH CITY CORPORATION

Geoffrey L. Chesnut, Mayor

ATTEST:

Julie Watson, City Recorder

VOTING:

David Harris	Yea___ Nay___
Jolene Lee	Yea___ Nay___
West Harris	Yea___ Nay___
Katherine Ross	Yea___ Nay___
Shawn Stoor	Yea___ Nay___

SEAL: