**Walls and Fences in the Integrated Development Ordinance (IDO)**

Excerpts of the IDO related to walls and fences in residential neighborhoods

***Subsection 5-7: Walls and Fences…..5-7(A)….****this section regulates walls, fences…collectively referred to as “walls” in order to enhance the visual appearance of development in the city; establish a consistent attractive streetscape…..and promote neighborhood character.*

***5-7(B)*** *A wall shall be erected only after obtaining a permit pursuant to the provision in Subsection*

***6-5(J)*** *(Wall or Fence Permit – Minor)……*max 3 ft. in front yard

*or*

***6-6(N)*** *(Variance – ZHE)*

***5-7(C)(2)*** *Walls may not encroach onto any public right-of-way without the prior written approval from the City Engineer and may not encroach onto any adjacent property without prior written approval of that property owner.*

***5-7(D)(1)****……walls shall comply with the height standards in Table 5-7-1 Maximum Wall Height….Wall in the front yard or street side yard, Residential, 3 ft.…..Footnote [1] A Variance-ZHE for a wall greater than 3 ft. in height on a lot with low-density residential development may be approved pursuant to the criteria in 6-6(N)(3)(c) if it meets the standards in* ***Table 5-7-2****.*

***5-7(D)(3)(e)*** *Walls greater than 3 ft. in height are not allowed in any front or street side yard on lots…in the following mapped areas. No variance to this provision is allowed in these areas.*

***2.*** *Monte Vista and College View Historic District*

***Subsection 6-5(J)…****The ZEO shall…make a decision on the Wall or Fence Permit-Minor*

***Subsection 6-6: Decisions Requiring a Public Meeting or Hearing***

***6-6(N)(3)(c) Variance for a Taller Front or Side Yard Wall****…..An application for a Variance for a wall in the front or street side yard of a lot in a Residential zone district…shall be approved if it meets all the following criteria:*

1. *The proposed wall would strengthen or reinforce the architectural character of the surrounding area.*
2. *The proposed wall would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community.*
3. *The wall is proposed on a lot that meets any of the following criteria:*
	1. *The lot is a least ½ acre*
	2. *The lot fronts a street designated as a collector or above in the LRTS Guide.*
	3. *At least 20% of the properties within 330 ft. of the lot where the wall or fence is being requested have a wall or fence over 3 ft. in the front yard.*
4. *The design of the wall complies with any applicable standards in section 5-7 (walls and fences)…..and all of the following:*
	1. *The wall or fence shall not block the view of any portion of any window on the front façade of the primary building when viewed from 5 ft. above the ground level at the centerline of the street in front of the house.*
	2. *The design and materials proposed for the wall or fence shall reflect the architectural character of the surrounding area.*