

FENCES – ZONING REQUIREMENTS

SURVEY.

- Provide one (1) original signed/sealed survey and two (2) copies at the same scale (not enlarged or reduced).
- Survey must show all right-of-ways, easements and similar encumbrances, including those adjacent to the lot or parcel.
- Survey must be no more than two (2) years old unless the owner also provides a **Survey Affidavit** stating that the lot or parcel has not materially changed since the date of the survey.

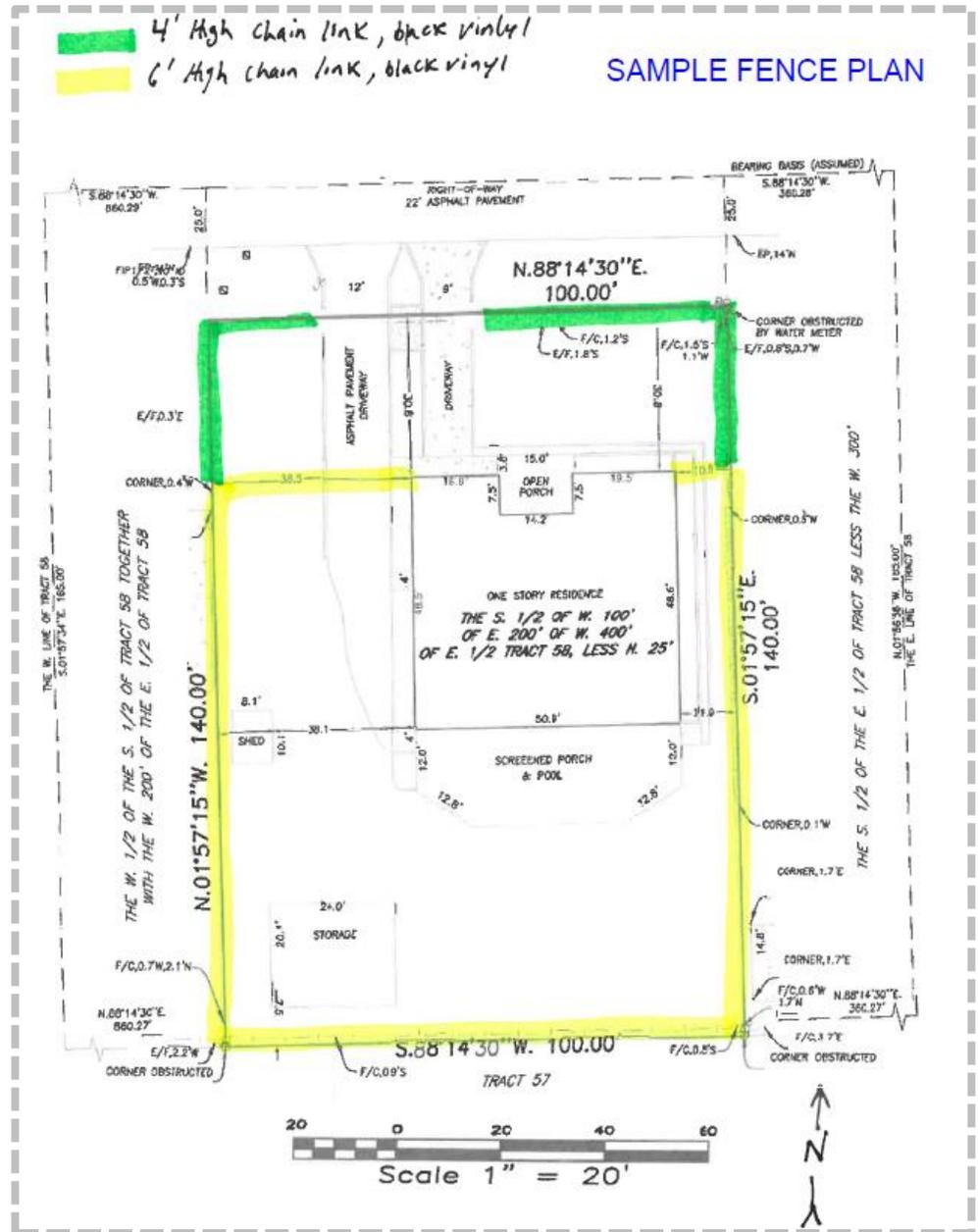
FENCE PLAN.

- Provide two (2) original fence plans indicating the height, type, material, color and design of the fence and the length of each fence segment. Indicate the location, height and width of each gate.
- Fence plans must be drawn to scale. If hand drawn, the drawing must be based on the current survey.
- As shown in the sample, use **colored highlighters** to show proposed fence locations and styles while preserving the underlying survey information.

**Fences depicted along a property line will be assumed to be completely within the subject lot unless expressly noted otherwise.*

FENCE DESIGN.

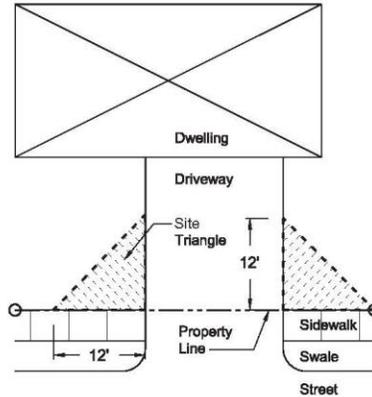
- All fences must meet the fence design standards of Sec. 12-33(O) of the Town Code.
- All fences must meet the sight distance requirements of Sec. 12-113 (see attached).
- Note that properties zoned AG, A-1 or R-1 have additional requirements pursuant to Sec. 12-287.



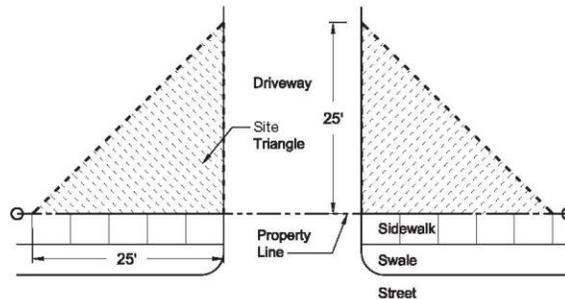
Sec. 12-113. - Sight triangles for driveway and street intersections.

- (A) Minimum sight triangles. Except as provided in paragraph (B), wherever a driveway intersects a public or private street right-of-way or wherever a parcel of land abuts the intersection of two (2) or more public or private street rights-of-way, the triangular areas described below shall provide unobstructed cross-visibility between the levels of three (3) and eight (8) feet above the ground. No trees, palms or structures shall be located within a sight triangle. Sod, ground cover and shrubs may be placed in a sight triangle but shall be maintained at a height not to exceed three (3) feet.

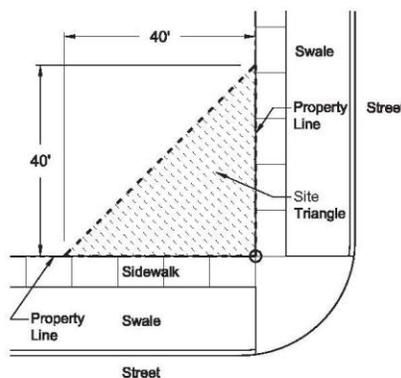
12 FT. SITE TRIANGLE FOR SINGLE-FAMILY DRIVEWAY TO RIGHT-OF-WAY



25 FT. SITE TRIANGLE FOR DRIVEWAY OTHER THAN SINGLE-FAMILY DRIVEWAY TO RIGHT-OF-WAY



40 FT. SITE TRIANGLE FOR INTERSECTION OF TWO STREETS



- (B) Exceptions. The Town Engineer may authorize different sight triangle designs which do not compromise public safety.

Guide for Fences in the Rural Lifestyle Area

Properties zoned R-1, A-1 or AG (the Rural Lifestyle Area) have additional fence requirements pursuant to Sec. 12-287 of the Town Code. This guide is intended to assist in the identification of the regulated areas of a lot.

