



Height of Hedges Along Right-of-Ways



Code Requirements

Appendix A – Zoning

ARTICLE III. - GENERAL PROVISIONS

Section 3.14. - Construction of fences, walls and/or hedges.

(14) (A) **For all plots of one-family and two-family dwellings**, no fences or walls shall be erected or maintained within any front and corner yards. For all plots of single-family detached dwellings and duplex detached dwellings, a fence may be erected and maintained as required by code **along any side and rear plot lines or within the required yard setbacks to a height not exceeding six (6) feet**. For corner lots defined per section 2.2 as having two front yards, the front yard abutting the rear yard shall be treated as a street side yard for the purposes of erecting a fence.

(1) In side yards not at the corner and rear yards abutting nonresidential property or abutting a right-of-way greater than one hundred (100) feet in width, hedges may be maintained to a height not exceeding ten (10) feet above the established grade.

(B) For all plots of single-family detached dwellings and duplex detached dwellings, hedges and/or shrubs may be planted and maintained along any plot line or within the required yard setbacks to a height not exceeding six (6) feet above the established grade **except as follows:**

1) In side yards not at the corner and **rear yards abutting nonresidential property or abutting a right-of-way greater than one hundred (100) feet in width, hedges may be maintained to a height not exceeding ten (10) feet** above the established grade.



Code Requirements

Appendix A – Zoning

ARTICLE III. - GENERAL PROVISIONS

Section 3.14. - Construction of fences, walls and/or hedges.

(15) **For all plots of multiple dwellings**, fences, walls and hedges in **front and corner yards** shall **not exceed a height of four (4) feet** above the established grade. Any such structure or planting shall provide at least ninety (90) per cent see-through visibility. In **side and rear yards**, fences, walls and hedges may be erected and maintained to a height **not exceeding six (6) feet** above the established grade. In yards abutting nonresidential property or **abutting a right-of-way greater than one hundred (100) feet in width**, hedges may be maintained to a height **not exceeding nine (9) feet** above the established grade.

Pinewalk Drive S and Pinewalk Drive N



NW 18th Street at Palm Springs III



NW 18th Street at Palm Springs II



Holiday Springs Blvd. at Villas on the Green



Holiday Springs Blvd. near NW 29th Street



Holiday Springs Blvd. near Rock Island Road



NW 30th Street





Summary

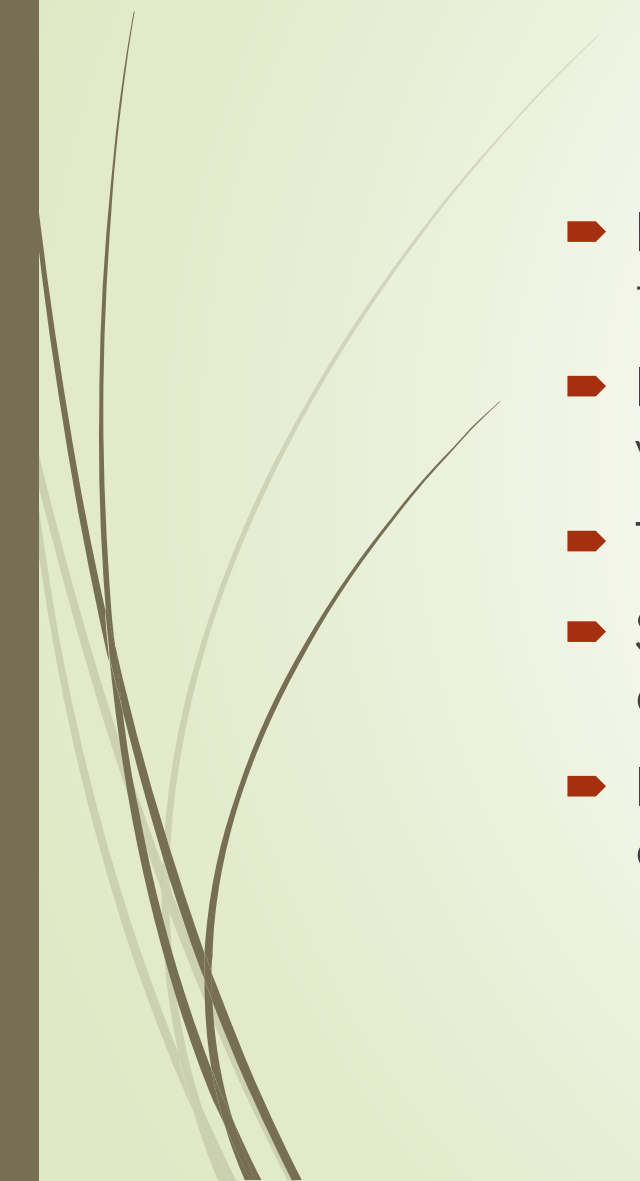


	Front	Side	Rear	100' ROW
Single Family Duplex	None allowed	6'	6'	10''
Multi-Family	4'*	6'	6'	9'

* Requires 90% see-through visibility



Discussion and Direction

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- It is not clear why the requirement for the 100 foot right-of-way for taller hedges along right-of-ways
 - It is not clear why multi-family taller hedges are limited to 9 feet while single family and duplex can go to 10 feet
 - Taller hedges along right-of ways are found throughout the City
 - Should taller hedges be allowed along the rear property line adjacent to ROW regardless of the width of the ROW?
 - In such cases should the height allowed be the same for multi-family as for single family?