



# 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 18<sup>th</sup> Street at Palm Springs III



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# NW 18<sup>th</sup> Street at Palm Springs II



Holiday Springs Blvd. at Villas on the Green



Holiday Springs Blvd. near NW 29<sup>th</sup> Street



# Holiday Springs Blvd. near Rock Island Road



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NW 30<sup>th</sup> 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

- 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?
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