

Summary of Proposed Rule

The Capitol Zoning Master Plan saw its last major revision in 1998. While still useful, the last decade and a half have revealed several areas in which the agency's rules are no longer applicable or warrant clarification. The agency updated several portions of its rules in 2012, and will continue to consider additional changes as they are brought to the agency's attention by constituents. This proposed change would serve to:

- 1) Increase the maximum fence height in front yards from 40 inches to 48 inches.
- 2) Increase the maximum fence height in side and back yards from six feet to eight feet.

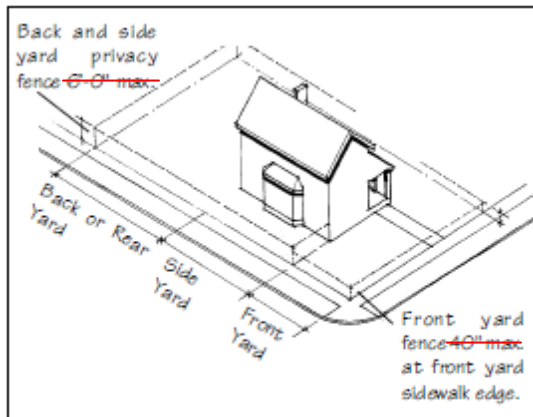
These increased fences heights would apply to historic properties throughout the Capitol Zoning District, and to all properties in Zones "M" and "N".

Proposed Rule (markup)

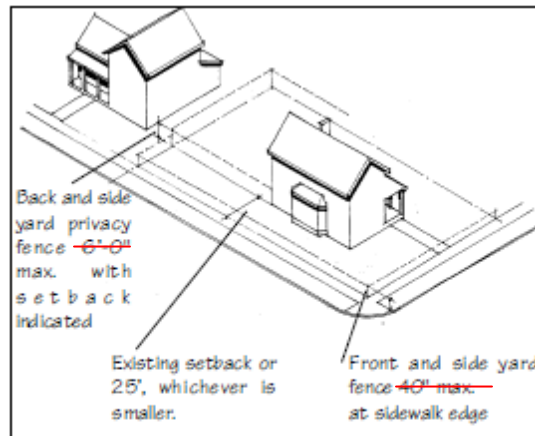
Mansion Area Design Standards, *Design Standards for Zones M & N*

M6. If it is to be used, a fence should be in character with those seen historically.

- A fence that defines a front yard is usually low to the ground; ~~less than 40-48~~ inches or less.
- Transparent elements, such as wood picket or wrought iron, are appropriate.
- Privacy fences may be used in back yards and along alleys.
- Chain link and solid "stockade" fences are discouraged in front and side yards when they face the street.
- Contemporary interpretations of traditional fences should be compatible with the historic context.
- Note that using no fencing at all is often the best approach.
- See also the standards on fences as found in the Rehabilitation Standards for Historic Properties.



Fence setback requirements for residence.



Fence height and setback requirements for a corner residential lot with an adjacent residence.

Capitol Zoning Rehabilitation Standards, *Historic Streetscape and Site Design Standards*

R1.8 A new fence should be in character with those seen historically.

- The fence should be in keeping with the building style.
- Where a fence is to be used along a public right of way, a metal picket fence, in the character of traditional wrought iron, is preferred. A painted wood picket fence also is an appropriate alternative in most locations. Pickets should be evenly spaced. Post-and-rail designs are discouraged.
- A fence that defines a front yard is usually low to the ground (~~less than 40-48~~ inches or less). This scale should be maintained.
- Unpainted wood, chain link and solid "stockade" fences are inappropriate materials in front yards and side yards when they face the street.
- Newel posts should be in character with the fence. Decorative metal newel posts should be used with wrought iron, for example. Brick piers as supports for metal or wood posts are usually out of character with the traditions of the Mansion and Capitol Areas.
- Privacy fences may be used in back yards, sideyards and along alleys; ~~less than 72~~ inches or less. An additional 24 inches is appropriate when the additional height is comprised of wood lattice or a similar semi-transparent material.
- On corner lots, both sides that abut public sidewalks and streets should be treated as front yard fences.