

3. House Design Guidelines (Ref. Pages 26 and 27)

FENCES, WALLS and SCREENS (Revision effective May 10, 2022)

THE ARC SHALL APPROVE THE GENERAL DESIGN, LOCATION, MATERIALS AND COLOR OF ALL FENCING, WALLS, AND SCREENS ON A CASE BY CASE BASIS.

Fences and walls serve several useful purposes. They delineate property lines between neighbors and between the public and private realm. They are a barrier enclosing a specified area. Screens are used to shield private areas, utilities, etc.

FENCES - General guidance:

- **Fencing may not enclose an entire lot or major portion thereof unless approved by the ARC.**
- **Privacy fences are not recommended but will be addressed on a case by case basis.**
- **All fence materials and shapes shall be compatible with the design and material of the house and surroundings.**
- **Fences shall be a vertical design.**
- **Fencing cannot impede the visual access of emergency responders.**
- **Fencing cannot block access from doors or windows.**
- **The finish side of the fence is to face offsite.**

Materials:

- **For fencing, wood, black or bronze factory painted aluminum, and composite material is approved.**
- **If the fence is to be wood, construction design and a sample (4" x 12" minimum) of the proposed wood treated with the proposed color of paint or stain is required.**
- **As materials and manufacturing change and improve, materials other than those mentioned will be considered on a case by case basis.**
- **Split rail fence, chain link fence, and solid wall privacy fences are prohibited.**

Location fence guidance:

- **Front yard is defined as the area street side from fifteen feet (15') behind the front of the dwelling, including the front porch.**
- **Front yard fencing shall be traditional open picket style, traditional height (ranging from 32" to 40").**
- **Front yard fencing materials shall be:**
 - **white wood or composite.**
 - **black factory painted aluminum or black wrought iron placed between brick columns.**
 - **Solid landscape hedging (ex. Boxwoods) between brick columns.**
 - **At a minimum, brick columns shall be placed at each front corner of the lot. Typically, the column should be 22"x22" square by 40" height. A brick sample shall accompany Form G submittal.**
 - **Decorative wrought iron will be considered on a case by case basis.**
- **Front yard street fences are intended to define the property edge and create continuity between properties. Consideration will be given to existing neighboring fence designs to address commonality.**

- **Rear and Side yard is defined as the area originating fifteen feet (15') beyond the front of the dwelling, continuing back to the rear property line.**
- **Recommended height of Rear or Side yard fencing is five foot (5') or less.**
- **Fence design should be open or semi-private.**

- Gates and other features should be of compatible design and color.

WALLS - General guidance:

- Common wall materials are wood, brick, stucco or tabby (cement incorporating oyster shells).
- Solid walls between columns are prohibited.
- Open design such as lattice will be considered on a case by case basis.
- Walls are not to be used as fences or privacy screens.

SCREENS - General guidance:

- Screens may be used to shield private areas, utilities, trash containers, etc.
- Screens cannot enclose an entire lot or a major portion thereof.
- Screens can be freestanding or married to a fence of compatible design.
- Screens will utilize the same materials as fencing.
- For utilities see Utilities Screening, pages 27 and 28.

Additional considerations:

- Street view may require additional landscape buffer. If required, submittals for fence, wall or screen approval shall include a landscape plan. See Landscape Design, pages 17,18 and 19.
- The ARC recommends a site survey to assure proper installation location in relation to property lines.
- The ARC recommends the property owner use a professional installer.
- If a common fence line is to be shared by neighbors, a form G application shall include a written agreement by both parties.
- The ARC shall conduct an on-site meeting to discuss a proposed installation as part of the approval process.