

**Agenda**  
Shady Cove Planning Commission Meeting  
Thursday, July 27, 2023  
6:00 PM

<https://us02web.zoom.us/j/87178454374?pwd=QTZrbUFEeDd0dC9QOHNVZUorZFpUUT09>

Meeting ID: 871 7845 4374

Passcode: 237315

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**I. Call to Order**

A. Roll call.

B. Announcements by Presiding Officer.

1. This meeting is being digitally recorded.
2. The next regularly scheduled meeting of the Planning Commission will be held on August 10, 2023, at 6:00 PM both in Council Chambers and via Zoom.
3. The meeting date is subject to change.

**II. Old Business**

None.

**III. New Business**

A. Discussion – Chapter 154 Zoning: Fences, Walls, Hedges

**IV. Department Reports**

A. Planning Technician Report

**V. Public Comment**

**VI. Commissioner Comments**

**VII. Adjournment**

## **Chapter 154 Property Development Requirements**

### **§ 154.038 PROPERTY DEVELOPMENT REQUIREMENTS: R-1 (Low Density Residential)**

(D) *Fences, walls, hedges.* Any fence, wall, hedge or other screen planting shall not exceed a height of three feet above grade within any front yard setback area, nor six feet above grade within any side or rear yard areas. Open mesh deer fencing may exceed the height restrictions noted above.

### **§ 154.053 PROPERTY DEVELOPMENT REQUIREMENTS: R-2 (Medium Density Residential)**

(D) *Fences, walls, hedges.* Same requirements as in R-1.

### **§ 154.068 PROPERTY DEVELOPMENT REQUIREMENTS: R-3 (High Density Residential)**

(D) *Additional multiple-family development requirements.* The following requirements shall be applied to multiple-family residential development of four or more dwelling units:

(1) A site-obscuring solid fence of wood, masonry or other suitable materials shall be provided along all property lines (other than front yard area). The fence shall be a minimum of five feet in height and continuously maintained in a sound and attractive condition;

(2) Chain-link or other wire type fences may be approved by the Planning Commission, if supplemented by hedges, vines or other landscaping of an evergreen type that will cover and screen the fence from view;

(3) All setback areas not used for driveways or other uses shall be landscaped according to a landscaping and irrigation plan for the entire property, approved by the city;

### **§ 154.083 PROPERTY DEVELOPMENT REQUIREMENTS – GC (General Commercial)**

#### **§ 154.085 FENCES, WALLS, HEDGES.**

(A) All fences, walls or hedges placed within ten feet of any property line shall be limited in height to six feet, with the exception of trees. The Planning Commission may approve a variance to the height requirement for reasons of security or visual screening, to a maximum height of ten feet.

(B) Any new or expanding development within this district shall be physically and visually separated from any abutting residential properties by a solid fence or wall six feet in height. The Planning Commission may reduce or eliminate this requirement during site plan review for development that does not include outdoor storage and that is found to be compatible in design and landscaping with abutting and nearby residences.

(C) All trash containers or areas provided for that purpose shall be screened from public view by landscaping or fencing, or a combination of both.

## **§ 154.103 PROPERTY DEVELOPMENT REQUIREMENTS – P (Public)**

### **§ 154.105 FENCES, WALLS, HEDGES, BUFFERING.**

(A) All fences, walls or hedges placed within ten feet of any property line shall be limited in height to six feet, with the exception of trees. The Planning Commission may require conditions or approve a variance to the height requirement for reasons of security or visual screening.

(B) Any new or expanding development within this district shall be physically and visually separated from any abutting residential properties by a solid fence or wall six feet in height. The Planning Commission may reduce or eliminate this requirement during site plan review for development that does not include outdoor storage and that is found to be compatible in design and landscaping with abutting and nearby residences.

(C) All trash containers or areas provided for that purpose shall be screened from public view by landscaping or fencing, or a combination thereof.

(D) All uses shall allow sufficient distance or employ other measures to mitigate noise impact on surrounding properties.

## **LIMITED INDUSTRIAL DISTRICT, L-I**

### **§ 154.142 FENCES AND WALLS.**

(A) In the L-I District, solid fences and walls shall not exceed three feet in height above the sidewalk grade, within the front yard setback area or street side yard setback area, vision clearance shall be required on all corner lots.

(B) On an ulterior lot, a wall, fence or hedge not more than eight feet in height may be located anywhere on the lot to the rear of the required front yard or street side yard setback line.

(C) When an L-I District adjoins a residential district, the Planning Commission may require that a fence, wall or hedge be erected along and immediately adjacent to the abutting property line that is the zone boundary.

(D) The Planning Commission may make this requirement in the approval of the site plan, as required by §§ [154.310](#) through [154.317](#).

(E) All fences, walls and hedges shall be properly constructed, maintained, trimmed and kept in good condition and repair.

## **§ 154.236 MOBILE HOME PARK IMPROVEMENT STANDARDS**

### **(K) *Landscaping and fencing.***

(1) A solid sight-obscuring fence or masonry wall six feet in height shall be constructed along all park property lines with the exception of the public street frontages. An exception may also be made by the planning Commission when the park abuts another mobile home park and when it is clear that there will be no adverse impact caused by not having a solid fence or wall between the two parks.

(2) Fencing within the mobile home park may be allowed at the discretion of the park management, but with the following height restrictions.

(a) Maximum fence height shall be six feet from grade.

(b) Maximum fence height within ten feet of any street shall be limited to 42 inches for safety and traffic visibility and to promote an open feeling along the roadways within the park.

(3) All areas of a mobile home park that are undeveloped or that are not otherwise set aside for natural resource preservation or other specific purpose shall be landscaped and continuously maintained in a neat and attractive manner.

(4) The planting of deciduous trees for summer shade and winter sun is encouraged and a minimum of one tree per mobile home site (space) shall be included on the site development plan and planted at the time of other landscaping improvement. At least one tree per site is preferred, but trees may be clustered or located in common or other open space areas as well.