



STAFF REPORT

Report To: Board of Supervisors

Meeting Date: January 18, 2018

Staff Contact: Hope Sullivan, Planning Manager

Agenda Title: For Possible Action: To adopt Bill No. 101, on second reading, an ordinance relating to zoning; amending Title 18 Appendix of the Carson City Municipal Code to revise certain guidelines for the design of fences located within the Historic District of Carson City. (Hope Sullivan, hsullivan@carson.org)

Staff Summary: The Board introduced the subject ordinance at its meeting of January 4, 2018. The proposed ordinance identifies wood, wrought iron, decorative woven wire and, in limited circumstances, masonry as materials that are traditionally associated with fences. The Ordinance also creates criteria that the Commission will utilize when considering an alternative material. The intent of the Ordinance is to better articulate appropriate fencing material.

Agenda Action: Ordinance - Second Reading

Time Requested: 5 Minutes

Proposed Motion

I move to adopt Bill No. 101, on second reading, Ordinance No. 2018- ____, an ordinance amending Title 18 Appendix of the Carson City Municipal Code to revise certain guidelines for the design of fences located within the historic district of Carson City.

Board's Strategic Goal

Quality of Life

Previous Action

At its meeting of June 16, 2016, the Board of Supervisors, after upholding the Historic Resources Commission's denial of a vinyl fence, asked the Historic Resources to prepare clarifying language regarding fencing materials.

At its meeting of December 20, 2017, the Planning Commission voted 6 - 0, 1 absent to recommend adoption of the proposed Ordinance.

At its meeting of January 4, 2018, the Board of Supervisors introduced the subject Ordinance by a vote of 5-0.

Background/Issues & Analysis

The proposed Ordinance is intended to clarify what materials are appropriate for fencing in the historic district, as well as to provide a methodology for the consideration of alternative materials.

Applicable Statute, Code, Policy, Rule or Regulation

Chapter 18.02.075 (Zoning Map Amendments and Zoning Code Amendments)

Financial Information

Is there a fiscal impact? Yes No

If yes, account name/number: N/A

Is it currently budgeted? Yes No

Explanation of Fiscal Impact:

Alternatives

- 1) Adopt the proposed ordinance as presented.
- 2) Do not adopt the ordinance

Attachments:

- 1) Ordinance

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

Summary: An ordinance amending certain guidelines for the design of fences located within the historic district of Carson City.

BILL NO. ____

ORDINANCE NO. 2017-__

AN ORDINANCE RELATING TO ZONING; AMENDING TITLE 18 APPENDIX OF THE CARSON CITY MUNICIPAL CODE TO REVISE CERTAIN GUIDELINES FOR THE DESIGN OF FENCES LOCATED WITHIN THE HISTORIC DISTRICT OF CARSON CITY; AND PROVIDING OTHER MATTERS PROPERLY RELATING THERETO.

The Board of Supervisors of Carson City do ordain:

SECTION I:

That Title 18 Appendix (Carson City Development Standards), Division 5 (Historic District), Section 5.24 (Guidelines for Historic Fences) is hereby amended (**bold, underlined** text is added, [~~stricken~~] text is deleted) as follows:

5.24 - Guidelines for fences.

Fences serve a variety of purposes for a property owner. They can define property lines, provide security and protection from trespass, furnish safety for children and pets, provide visual screens for privacy and serve as protection from the elements. The design of a fence is a critical element in the overall visual quality of a property and how it relates to its neighbors. It can also be important from a public safety standpoint, particularly on corner lots. Typically front yards in the district were delineated by low profile, wood picket style fences. A few metal [~~and/or~~] **and** masonry fences can be found as well.

A fence design [~~needs to~~] **must** be considered in context. Scale, rhythm, material and style are the critical design elements of a fence. The fence design [~~needs to~~] **must** be compatible [~~to~~] **with** the building as well as [~~to~~] **with** the surrounding property. A fence can provide a delicate design element which will greatly enhance a property.

5.24.1 Guidelines for Historic Fences. Original fences [~~shall~~] **must** be retained and repaired [~~when at all~~] **whenever** possible. When reconstruction [~~must occur~~] **is necessary,** the original [~~shall~~] **fence must** be matched in color, material, size, scale, texture and composition. New fences [~~for historic houses~~] should emulate historic styles and designs found in the district. (Standard Number: 2, 4, 5, 6). **In accordance with this requirement, and unless an exemption is granted under circumstances deemed appropriate at the discretion of the historic resources commission, when reconstruction of a fence occurs:**

a. The historic characteristics of the property must be preserved, including, without limitation, any distinctive feature, finish, construction technique or craftsmanship and any individual feature not originally part of the property but which, over time, has acquired historic significance.

b. The removal of any historic feature or finish, or the modification or alteration of any such material, feature or finish that contributes to the historic character of the property, is prohibited.

c. A deteriorated feature or finish must, whenever possible, be repaired in lieu of replacement.

d. A historic feature or finish that has severely deteriorated or is otherwise in a state of disrepair such that replacement in lieu of repair is necessary, the replacement feature or finish must, to the greatest extent possible, match the original feature or finish in material, design, color, texture and all other visual aesthetics.

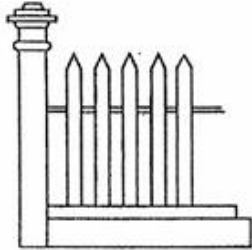
5.24.2 Guidelines for New Fences. The appropriate design for a **new** fence [with] **must** be determined by its intended function and its location. [No] **A new** fence [shall] **must not** be constructed **in any manner** which adversely [effects] **affects** the primary [view(s)] **views** of any building. A fence [design] should **consist of a design that will** enhance the overall visual presentation of a building **and be made from material which is traditionally associated with fences located within the historic district, including wood, wrought iron, decorative woven wire and, in limited circumstances, masonry.** A fence should also contribute to the character and defining features of any building in a positive manner. (Standard Number: 9). **Unless an exemption is granted under circumstances deemed appropriate at the discretion of the historic resources commission, the use of vinyl for the construction of a new fence is prohibited. If material other than material which is traditionally associated with fences located within the historic district is proposed to be used for the construction of a new fence, the person proposing the use of such material must include in his or her application to the historic resources commission an explanation describing how the material to be used is:**

a. Compatible with the massing, size, scale and existing architectural and construction materials of the property and the property site.

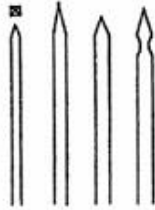
b. More compatible with the property and the property site than if material which is traditionally associated with fences located within the historic district is used.

c. Consistent with the historical features of the property and the property site.

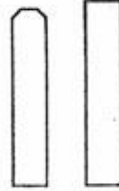
d. Consistent with the massing, size, scale and existing architectural and construction materials used within the historic district.



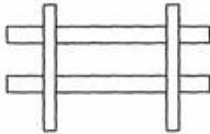
typical fence with corner or gate post



1" X 2" or 1" X 4" typical pickets



1" X 6" solid board fence



post and rail fence (Ranch)

SECTION II:

That no other provisions of Title 18 Appendix of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2018.

PROPOSED BY Supervisor _____

PASSED _____, 2018.

VOTE:

AYES:

NAYS:

ABSENT:

ROBERT L. CROWELL, Mayor

ATTEST:

SUSAN MERRIWETHER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____day of the month of _____ of the year 2018.