



WILDWOOD

January 25, 2022

The Honorable City Council
City of Wildwood, Missouri
16860 Main Street
Wildwood, Missouri 63040

Re: Update of Major Options for Fencing and Associated Permitting Requirements of City of Wildwood (**Wards – ALL**)

Council Members:

BACKGROUND >>> At the Planning and Parks Committee meeting held on November 16, 2021, the Members were provided background on how the City reviews and permits fences throughout the different areas of this community. Principally, fences inside the boundary of the Town Center Area have more regulations than elsewhere in the City, which generally does not require any permitting, unless they are over six (6) feet in height or part of an overlay or planned district, where those specific regulations address them. The zoning and Town Center Area regulations are as follows:

1. *Fences Six (6) Feet or Less in Height:* Not regulated, except must be placed on a lot of record.
2. *Fences Greater than Six (6) Feet in Height:* Regulated and considered a structure. As a structure, these fences must meet all lot setback distances and can be subject to architectural review by the City's Board.

As mentioned, within Town Center Area, the Neighborhood Design Standards and the Architectural Guidelines stipulate certain requirements in this regard. These requirements can be summarized below:

1. *Walls and Fences:* Where voids exist, walls (brick, stone, or comparable material, with masonry cap) or picket fences shall be placed within twenty-four (24) inches of the frontage line and be thirty-two (32) to forty-two (42) inches in height.
2. *Picket fences* shall be no greater than 3.5 feet high at front yards. Board (generally intended for wood and vinyl) fences may not exceed (6) feet and only used within the side yards behind the front face of the building and rear yards. Chain link fences are not permitted.

In the previous Committee discussion, it was also noted that, beside the City of Wildwood's regulations, almost all traditional, suburban-type residential subdivisions, and many in the rural areas as well, have private indentures with restrictions that address fencing and their installations within their respective

areas. These restrictions can be very detailed and often include photographs of those types of fences that are allowed, and not, and the design/style associated with each of the options. Along with these requirements, many of these indentures, with restrictions, height, color, materials, and locations. Other documents, more so in the rural, large-lot subdivision areas, stipulate very limited requirements, with some just noting compliance to City’s regulations in this regard.

After receiving the overview of fencing requirements and review processes in the City at the Planning and Parks Committee held on November 16, 2021, its Members agreed that additional consideration of this type of structure was needed, and asked the Department to research and offer potential changes to the current regulations of the City.

Fences can impact an individual lot, neighborhood, or community in many ways, just by virtue of their styles/designs, heights, materials, colors, and locations. These characteristics, when multiplied by the potential number of fence installations in a City the size of Wildwood, can lead to installations that are not consistent with the area and cause issues relative to safety and aesthetics. At the meeting held on January 25, 2022, the Department presented as new options or changes to the current limited regulations, the following characteristics of fencing for the Committee’s consideration, discussion, and direction:

CHARACTERISTIC (from list provided above)	CONSIDERATIONS OF SUCH	OPTIONS OR CHANGES
Style/Design	Fences are manufactured in many different styles and designs, from the basic chain link pattern to many new styles benefitting from a range of geometric shapes. Aluminum rod iron types and vinyl (three (3) rails) fences seem to predominate in many locations throughout the City.	<ul style="list-style-type: none"> a. Restrict electrical fences to agricultural settings only, as defined by the Zoning Ordinance, except those types designed for pets. b. Restrict barbed wire or chicken wire fences to agricultural settings, as defined by the Zoning Ordinance. c. Prohibit metal panel fencing types. d. Prohibit specific styles, such as chain-link fencing or require coating, unless applied only upon institutionally, industrially or commercially zoned properties and specifically needed for security purposes in certain settings. e. Limit use and/or location of sightproof/solid fencing, and/or require landscaping as part of such.
Height	Fences generally range in heights from 42 inches to 72 inches. As a point of reference, fences in conjunction with in-ground swimming pools must be no less in height than 42 inches.	<ul style="list-style-type: none"> a. Retain six (6) foot height, as maximum allowed in any side or rear yard setback area. b. Retain any fence over six (6) feet in height is a structure and must adhere to the required setbacks of the zoning district designation of the lot and be reviewed and acted upon by the Planning and Zoning Commission.

CHARACTERISTIC (from list provided above)	CONSIDERATIONS OF SUCH	OPTIONS OR CHANGES
		c. Allow fences, not located within required setback, up to eight (8) feet in Non-Residentially Zoned areas for the purpose of Site Proof Enclosures
Color	Fences now come in an array of colors. These colors can represent stains on wood types, while vinyl fencing includes whites, beiges, tans, and several others.	a. Limit colors in Town Center Area to the established palette that is applied for all materials. b. Allow a variety of colors, but consistent with the natural and built environments of the lot's setting.
Material	Fences utilize masonry, aluminum, steel, vinyl, and wood for their primary materials in today's marketplace.	a. All types can be considered, based upon its intended use and characteristics of the same.
Location	Fences, under the City's Zoning Ordinance regulations, can be placed on the lot's boundary lines, as long as, the improvement does not exceed six (6) feet in height. This allowance also includes front yards areas of lots.	a. Restrict placements in the front yard areas of any lot, in any residential zoning districts, including the NU Non-Urban Residence District, unless double frontages exist, which can allow a variation. b. Restrict proximity to the street, i.e. 10 feet from the property line. c. Restrict specific types of fencing in specific locations. d. Restrict fences within the Sight Distance Triangle due to visibility concerns.
Maintenance	Like all structures, fences require maintenance and care.	a. Ensure all fencing is maintained for property maintenance purposes and function.

COMMITTEE ACTION AND RECOMMENDATION >>> The Committee, after reviewing and discussing the information provided, concluded that the City's fence regulations were generally adequate and that most fences are often well regulated by subdivision indentures. The Committee agreed to move forward with the City's existing regulations, with the only certain changes to include minimal regulations regarding safety issues. Provided the City Council is agreeable to this approach, the Department will work with the City Attorney to draft the proposed changes to present at a future meeting of the Planning and Parks Committee, which, once completed, will be forwarded to the City Council for its review and action.

CONTACT INFORMATION >>> If any of the City Council Members should have questions or comments before meeting, please feel free to contact any of the Department of Planning with them at (636) 458-0440. Thank you for your review and input on this information.

Respectfully submitted,
CITY OF WILDWOOD

Don Bartoni, Chair*
Planning and Parks Committee

Cc: The Honorable James R. Bowlin, Mayor
Steve Cross, City Administrator
John A. Young, City Attorney
Melanie Rippetoe, Assistant Director of Planning and Parks
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*The Department of Planning and Parks Developed this report, in conjunction with the Planning and Parks Committee. Content reflects the Committee's consideration of this subject and not necessarily an individual's position or opinion.