

County of Caroline
Dept. of Planning & Community Development
233 West Broaddus Avenue
Bowling Green, Virginia 22427
(804) 633-4303



MEMORANDUM

TO: Caroline Planning Commission

FROM: Craig Pennington
Planner Caroline Planning & Community Development

SUBJECT: **TXT-01-2022**

DATE: April 28, 2022

Staff has provided a text amendment to the Caroline County Zoning Ordinance regarding the height of fences. Currently the Zoning Ordinance allows for front yard fences of no more than 3 feet in height. Rear and side yard fences are allowed at a height of no more than 7 feet.

This amendment would allow for a front yard fence to be no more than 4 feet in height with a 6 inch allowance for posts and caps and must be an open face type of fence. Rear and side yard fences would be allowed to reach a height of 8 feet. Once fences go over 8 feet in height they would require a building permit.

The text amendment reads as follows:

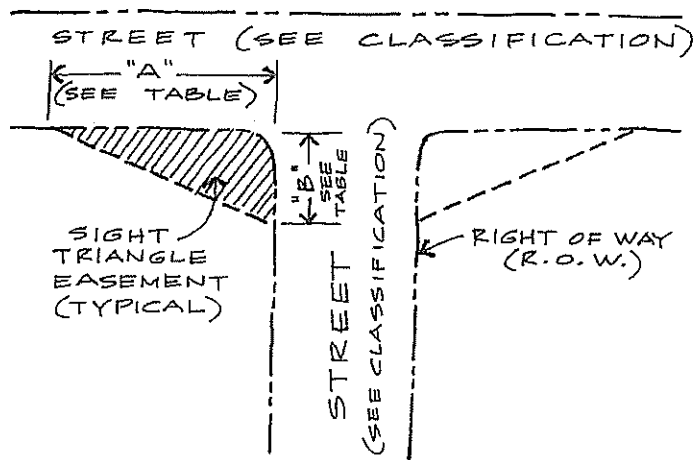
TXT-01-2022 - An Ordinance to amend the Zoning Ordinance of Caroline County to Repeal and Replace Article XV, Supplemental Regulations, Section 2 – Fences, Walls and Hedges, paragraph 1.

Fences, walls and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall or hedge along the sides or front edge of any front yards shall be greater than four(4) feet in height with six(6) inches allowable for posts and caps, and provided that a fence or wall along the rear lot line or alongside lot line to the rear of the setback line shall not exceed eight(8) feet in height.

Front yard fences shall be open face and not solid.

A minimum of a ten (10) foot site triangle shall be provided at all intersections and driveways as shown in figure 45 of Article II of the Caroline County Zoning Ordinance, or such greater width as determined necessary to meet Virginia Department of Transportation site distance standards.

/cp



REQUIREMENT BY STREET CLASSIFICATION (MEASURED ALONG R.O.W.)

"B" (DISTANCE IN FEET)

"A" (DISTANCE IN FEET)

		LOCAL STREET	COLLECTOR STREET	ARTERIAL STREET
30	LOCAL STREET	30	100	130-150
100	COLLECTOR STREET	30	100	130-150
130-150	ARTERIAL STREET	30	100	130-150

SIGHT TRIANGLE

Figure 45