

Fence Heights in Downtown McKinney

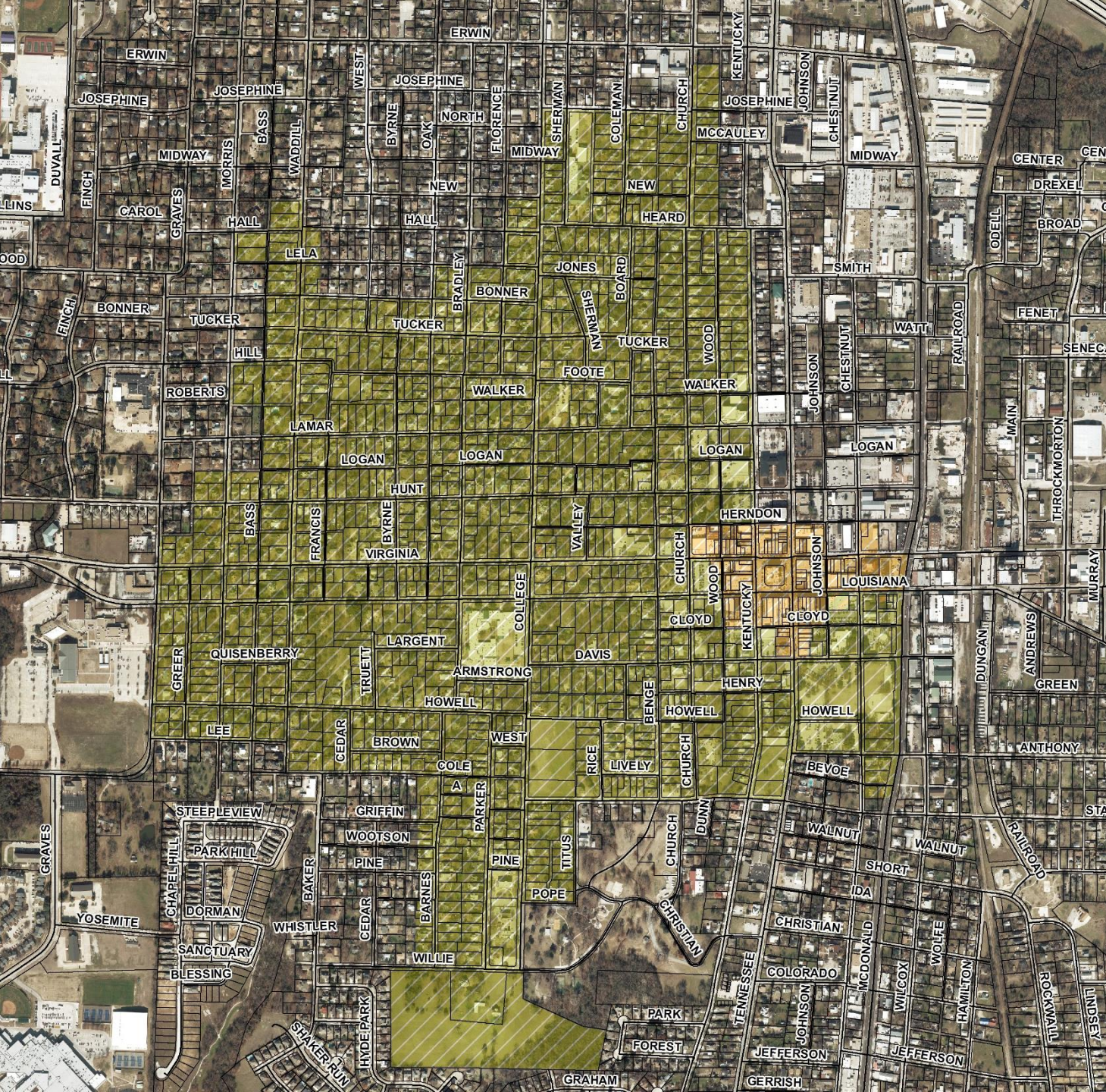
May 15, 2017 City Council Work Session



Background

- Staff has received feedback that the current height limitations that are applied to the Historic Overlay District should be revisited as the current regulations:
 - Negatively impact residential properties who abut non-residential properties in the historic district who may otherwise wish to provide more privacy for the adjacent residents and potential customers.
 - Limit residential property owners' rights to privacy and security by limiting fence heights to a level that's inconsistent with the heights allowed outside the historic district.





Historic Overlay District Boundaries

Ordinance Requirements Timeline

- As of December of 1980, the Fence Ordinance included the following fence height limitations:
 - Industrial Districts... 10 feet
 - Residential and Business Districts... 6 feet 8 inches

- As of October of 2005, the Fence Ordinance included the following height limitations:
 - Industrial Districts... 10 feet
 - Outside Industrial Districts and Historic Overlay District... 8 feet 6 inches
 - Historic District Overlay... 6 feet 8 inches

- Current regulations, the Fence Ordinance included the following height limitations:
 - Industrial Districts... 10 feet
 - Outside Industrial Districts and Historic Overlay District... 8 feet 6 inches
 - Historic District Overlay... 6 feet 8 inches



City Council Direction Requested

Does the City Council want amendments to the Fence Ordinance (Section 122-176(b)) drafted to modify the maximum allowable fence heights within the Historic District?

