

HERRIMAN, UTAH
ORDINANCE NO. 2026-04

**AMENDING HERRIMAN CITY LAND DEVELOPMENT CODE
REGARDING FENCE MATERIALS AND DEVELOPMENT REQUIREMENTS
AFFECTING ALL HERRIMAN CITY ZONING DISTRICTS**

WHEREAS, the Herriman City Council (“Council”) met in regular session on February 11, 2026, to consider, among other things, an ordinance to amend Title 10 Land Development Code (“Zoning Code”); and

WHEREAS, Utah Code Ann. § 10-9a-503 provides in part that the Council may make amendments to the adopted Zoning Code; and

WHEREAS, Utah Code Ann. § 10-9a-503 also provides that the Council may not make any amendment to its Zoning Code unless it is first submitted to the Planning Commission (“Commission”) for its recommendation; and

WHEREAS, Utah Code Ann. § 10-9a-503 provides that the Commission shall provide notice as required by Subsection 10-9a-205(1)(a) and hold a public hearing on a proposed Zoning Code amendment; and

WHEREAS, on January 9, 2026, the required public hearing notice was mailed to all affected property owners and entities; and

WHEREAS, on January 9, 2026, the required public hearing notice was posted in three public places within the City; and

WHEREAS, on January 21, 2026, at 7:00 PM in the Council Chambers, the Commission held a required public hearing with respect to the proposed Zoning Code amendment; and

WHEREAS, on January 21, 2026, the Commission voted 5-1 to recommend approval of the proposed Zoning Code amendment; and

WHEREAS, on February 11, 2026, the Council considered the proposed Zoning Code amendment during a public meeting; and

WHEREAS, the Council finds that it is in the best interest of the residents of Herriman to adopt the proposed Zoning Code amendment;

NOW, THEREFORE, be it ordained by the Herriman City Council for approval to amend the Herriman City Land Development Code regarding fence material and development standards affecting all Herriman City zoning districts as described in **Exhibit “A”**.

This Ordinance No. 2026-04 shall take immediate effect as soon as it shall be published or posted as required by law and deposited and recorded in the office of the City's recorder.

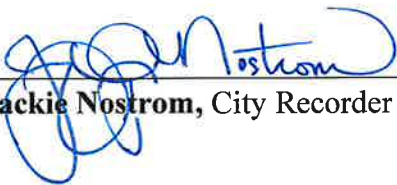
PASSED AND APPROVED this 11th day of February 2026.

HERRIMAN



Mayor Lorin Palmer

ATTEST:



Jackie Nostrom, City Recorder



Herriman City

ORDINANCE NUMBER: **2026-04**

SHORT TITLE: ORDINANCE AMENDING HERRIMAN CITY CODE REGARDING FENCING MATERIALS AND DEVELOPMENT REQUIREMENTS AFFECTING ALL HERRIMAN CITY ZONING DISTRICTS

PASSAGE BY THE CITY COUNCIL OF HERRIMAN CITY ROLL CALL

NAME	MOTION	SECOND	FOR	AGAINST	OTHER
Lorin Palmer			X		
Terrah Anderson		X	X		
Matt Basham			X		
Jared Henderson	X		X		
Teddy Hodges			X		
	TOTALS		5		

This ordinance was passed by the City Council of Herriman City, Utah on the 11th day of February 2026, on a roll call vote as described above.

Exhibit "A"

CHAPTER 10-3 DEFINITIONS

10-3-5 Definitions Generally

Double fencing means fences running parallel ~~with each other, which are located with a separation distance to~~ each other, separated by less than six feet. Fences running parallel with each other, greater than six feet in separation distance, properly gated or accessible for maintenance purposes, shall not be considered a double fence.

Fence means any tangible barrier, an obstruction of any material, a line of obstacles, latticework, screening material, wall, hedge, or continuous growth of shrubs or trees with the purpose of or having the effect of preventing passage or view across the fence line.

Height, fence, means the vertical distance from the ground to the top of a fence panel (portion of fence between the fence poles or supports). Fence height excludes minimal fence poles or supports that extend no higher than six inches above the fence panel.

Yard means a space on a lot, other than a court, unoccupied and unobstructed from the ground upward by buildings or structures, except as follows:

- A. Fences;
- B. Canopies allowed under this title;
- C. Accessory buildings in a rear yard;
- D. The ordinary projections of windows where the projection is at least 18 inches above floor level, roofs, cornices, chimneys, flues, and other ornamental features which project into a yard not more than three feet;
- E. Open or lattice enclosed exterior stairways, located in a commercial or manufacturing zone, projecting into a yard not more than five feet; and
- F. Structures less than 30 inches in height from the finished ground surface.

CHAPTER 10-5 ADMINISTRATION AND DEVELOPMENT REVIEW PROCEDURES

10-5-10 Conditional Uses

- E. *Approval standards.*
 - 3. The proposed conditional use and associated plans include substantial mitigation of reasonably anticipated detrimental effects arising from the conditional use, including, but not limited to:
 - a. Detrimental effects arising from incompatible designs in terms of use, scale, intensity, height, mass, setbacks, character, construction, solar access, landscaping, fencing, screening, and architectural design and exterior detailing/finishes and colors within the neighborhood in which the conditional use will be located.

CHAPTER 10-11 RECREATIONAL ZONES

10-11-6 Development Standards

- C. Design criteria. The following standards shall apply to development in the recreation community zone:
 - 11. *Wildlife habitat.* Protecting wildlife and their natural habitat is important for maintaining the natural ecosystem and for the enjoyment of residents and visitors.
 - a. Proposals in the resort community zone shall note important natural features and vegetation that serve as habitat, and identify wildlife that may be present in different seasons.

- b. Site plans should minimize the impact of development by:
 - (1) Siting buildings, structures, roads, trails, and other construction to avoid significant natural features and to maintain a sufficient buffer between these important natural areas and human activity;
 - (2) Facilitate wildlife movement by designing natural corridors between natural areas and by minimizing fences and road crossings;
 - (3) Maintaining the natural structure of the site, different layers of vegetation; and
 - (4) Revegetating degraded areas with native plants and selecting plants that benefit wildlife for new landscaped areas.
- 18. *Fences.* Fences should be used to the minimum extent possible to limit their visual impact and allow access to public areas, as needed. Fences shall conform to the standards set forth in the city engineering standards, and the following additional requirements:-
 - a. No fence shall be constructed unless shown on ~~an approved~~ a site plan approved by the city.
 - b. No fence in excess of 42 inches in height shall be constructed or installed outside the designated limits of disturbance, except as required by the city for uses, such as corrals for permitted animals.
 - c. Fences in front yards and along roadways shall not exceed 42 inches in height.
 - d. Fences shall not inhibit the movement of wildlife along known travel corridors.
 - e. Use of opaque fence materials outside the designated limits of disturbance shall be prohibited. Split wood rail fencing, or a combination of wood and wire fencing designed in compliance with the specifications for wildlife-friendly fencing provided by the Utah State Division of Natural Wildlife Resources, is encouraged.

CHAPTER 10-13 MANUFACTURING ZONES

10-13-4 Uses Allowed

D. Businesses and uses; conditions.

- 1. Metal buildings shall be prohibited.
- 2. Outdoor storage of materials, products, and equipment in the T-M zone shall be allowed only when incidental to an allowed use. Outside storage shall be screened by a minimum six-foot-high decorative precast masonry wall ~~consistent with fencing requirement~~, consistent with the fencing requirements set forth in HCC chapter 10-21.
- 3. All outside storage shall be screened by a minimum six-foot-high decorative precast masonry wall ~~consistent with fencing requirement~~, consistent with the fencing requirements set forth in HCC chapter 10-21. No storage of material may exceed the height of the provided screening fence.

CHAPTER 10-15 OVERLAY ZONES

10-15-3 Planned Development Overlay Zone

E. Development approval

- 8. Development agreement. In conjunction with approval of a preliminary site plan or a zone change application, the city may elect to enter into a development agreement with the owner of a proposed planned unit development, which includes the following provisions.
 - b. The development agreement may, among other things, provide that:
 - (1) Any grading and drainage plans, landscaping, fencing, and screening plans, signs and floodlighting, and site plans will be required as part of the site plan approval.

F. Development standards

- 12. Required improvements.

- e. Infrastructure improvements, including, but not limited to, utilities, irrigation, street signs, street lighting, fencing, and other required improvements, shall be provided in accordance with city standards and specifications.
- 14. Landscaping, fencing, and screening ~~shall requirements related to the site's land uses, within the site and serve as a means of integrating~~ serve to integrate the proposed development into its surroundings, and shall be submitted as part of a site plan application.
 - a. Where a specific nonvisual barrier fence is required within a planned development, double fencing shall not be installed within six feet of an existing fence.
 - b. Where a specific nonvisual barrier fence is required within a planned development, double fencing shall not be installed within six feet of an existing fence.

10-15-4 Wind Energy Facilities Overlay Zone

E. Development approval

- 6. Additional information required. An application for a wind energy facility shall include the following as part of an application for approval of a conditional use permit and a site plan:
 - e. A plot plan prepared by a licensed surveyor or engineer, drawn at an appropriate scale and in sufficient detail to clearly describe the following:
 - (6) Proposed landscaping, screening, and fencing.

F. Development approval

- 2. Wind energy facilities. The development standards set forth in this subsection (F) shall apply to wind energy facilities in addition to the development standards set forth outlined in the underlying zone, except as modified by this section.
 - b. Visual appearance; lighting; power lines.
 - (5) Advertising signs shall be prohibited on any part of the wind energy facility, including fencing, support structures, and wind turbines, except for reasonable identification of the manufacturer or operator of the wind energy facility. No lettering, company insignia, advertising, or graphics shall be on any part of the tower, hub, or blades.

10-15-5 Sports and Entertainment Mixed Use Overlay Zone

G. Development approval

- 2. In addition to the information required for a building permit as described in subsection (G)(1) of this section, and the requirements as set forth outlined in HCC chapter 10-27, an application for a regional sports facility sign and a regional sports facility sign shall satisfy the following requirements:
 - a. site plan depicting the location of the proposed sign on the subject property, a rendering of the sign, and any fencing or other screening to segregate the sign area from adjoining uses;

10-15-7 Major Corridor Sign Overlay Zone

F. Sign development standards

- 2. In addition to the information required for a building permit as described in subsection (F)(1) of this section, and the requirements as set forth outlined in HCC chapter 10-27, an application for a multi-tenant center sign shall satisfy the requirements described below:
 - a. A site plan depicting the location of the proposed sign on the subject property, a rendering of the sign calling out materials and sign dimensions, and any fencing or other screening to segregate the sign area from adjoining uses;

CHAPTER 10-16 TABLE OF USES

10-16-1 Uses

Uses ¹	Zones																	
	A-1-10	A-1-21	A-1-43	R-1-10	R-1-15	R-1-21	R-1-43	R-2-10	R-2-15	R-M	FR2	R-C	O-P	C-1	C-2	M-1	T-M	M-2
School, charter ¹⁵	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
School, elementary, middle, or high ¹⁶	P	P	P	P	P	P	P	P	P	P			P	P	P			P

¹⁵ As provided in U.C.A. 1953, § 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, city building codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.

¹⁶ As provided in U.C.A. 1953, § 10-9a-305(3), a school district or charter school is not subject to requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, city building codes, building use for educational purposes, or placement or use of temporary classroom facilities on school property.

CHAPTER 10-21 FENCING

10-21-1 Purpose

The purpose of this chapter is to promote architectural compatibility, individual property safety, and vehicular and pedestrian safety through fence design, height, and placement.

10-21-2 Definitions

Certain words and phrases in this chapter are defined in HCC chapter 10-3.

10-21-3 Residential Fencing

- A. *Applicability.* The requirements of this section shall apply to any fence located on a lot or parcel in a residential zone.
- B. *Front yard setback.* Within a front yard setback or along a front lot line:
 1. A solid fence shall not exceed three feet in height; and
 2. An ~~open-open~~-type fence, e.g., wrought iron, shall not exceed four feet in height.
- C. *Side and/or rear yard setback.* A fence ~~which~~ that exceeds eight feet in height shall not be constructed:
 1. Within a side yard ~~and/or~~ rear yard; or
 2. Along a side yard or rear yard lot line.

10-21-4 Fencing Materials

- A. *Permitted fence materials.* Fences and walls shall be made of ~~high-high~~-quality, durable materials that require minimal maintenance. The following fencing materials shall be allowed in all zones, except as otherwise provided in this section or by a more restrictive provision of this title or engineering standard:
 1. Decorative precast concrete or integrally colored and textured block, brick, stone, or other masonry wall materials;
 2. Heavy-gauge vinyl or synthetic composite fence materials with beige, white, or neutral colors;
 3. Natural, treated, or composite wood fence materials intended for weather-exposed construction; or

4. Decorative wrought iron fence materials.
- B. *Prohibited fence materials.* The following fencing materials shall be prohibited in all zones:
 1. Plastic materials other than vinyl;
 2. Materials not typically used, designated, or manufactured for fencing, such as metal roofing panels, corrugated or sheet metal, tarps, or plywood;
 3. Scrap materials such as scrap lumber and scrap metal;
 4. ~~Wood fencing of any type;~~ Chain-link fencing, with or without slats; or
 5. Barbed wire, concertina wire, razor ribbon, and similar fencing material, except where otherwise permitted within this title or adopted engineering standard.
- C. *Fence material exceptions.* The following fence materials may be permitted if they are compliant with the specified requirements:
 1. ~~Vinyl~~ Vinyl-coated chain-link fencing may be erected for recreational land uses as provided in HCC 10-21-9-40;
 2. Straight-line barbed wire with wood or metal fence posts may be used to enclose or protect an agricultural land use that encompasses five acres or more of property and is registered as a protected greenbelt as per the Utah Farmland Assessment Act (U.C.A. 1953, § 5-2-501); or and
 3. Large animal corrals in agricultural zones shall be constructed of sturdy fence materials ~~that may include metal pipes, horse-grade vinyl, wood posts, or a minimum of 1 1/2 inch.~~ including metal pipes, horse-grade vinyl, wood posts, or a minimum of 1-1/2" thick wood planks without dangerous protrusions. Electric fence wire may also be used if attached along the top of an approved fence material. Electrically charged fence wire must be removed within 30 days of the time when large animals no longer live on the property. No electrically charged fences will be permitted between non-compatible uses, nor along any public rights-of-way.

10-21-5 Visual Obstructions

- A. *Corner lot visual obstruction.* No obstruction to view which exceeds three feet in height shall be placed on a corner lot within the triangular area formed by a right-of-way boundary line and the line connecting them at points 30 feet from the intersection of the right-of-way boundary line. A fence on a corner lot or parcel adjacent to a collector or arterial road shall be approved by the city engineer.
- B. *Right-of-way visual obstruction.* No plant material, monument sign, or other obstruction shall be permitted above three feet in height within the triangular area formed by a right-of-way boundary line and the line connecting them at points 30 feet from the intersection of the right-of-way boundary line.
- C. *Driveway visual obstruction.* No obstruction to view in excess of three feet in height shall be placed at any driveway or automobile accessway within the triangular area formed by connecting the points of intersection of the side driveway or accessway line and the property or side street line with points 12 feet along the property line and 12 feet along the driveway line.

10-21-6 Fencing Between Incompatible Uses

Whenever a lot is developed with a use that is incompatible with a use located on an abutting lot or parcel, the new development shall include installation of a fence or wall along the property line between the incompatible uses as provided in this section.

- A. *Residential and agricultural uses.* A minimum six-foot-high solid vinyl fence shall be installed between residential uses and existing agricultural uses.
- B. *Residential and commercial uses.* A minimum six-foot-high decorative precast or integrally colored and textured block, brick, stone, or other masonry fence and/or wall shall be installed between residential uses and commercial uses.
- C. *Commercial or office and agricultural or residential zones.* A minimum six-foot-high decorative masonry wall is required between commercial or office zones and agricultural or residential zones.

Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces, or other uses.

- D. *Warehousing or manufacturing and residential, commercial, or professional office uses.* A minimum six-foot-high solid vinyl, simulated wood, wrought iron, or masonry fence is required between warehousing or manufacturing uses and residential, commercial, or professional office uses. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces, or other uses.
- E. *Higher fence or wall.* Notwithstanding the foregoing provisions, the planning commission may require a higher fence or wall under the following circumstances:
 - 1. Unusual topography.
 - 2. For a major utility.

10-21-7 Walls Along Collector and Arterial Streets

A. *Applicability.*

- 1. Whenever a lot or parcel is proposed to be developed ~~which~~that abuts a collector street, as identified in the city master street plan, a minimum six-foot-high wall shall be installed along the street right-of-way line adjoining the lot or parcel as provided in this section.
- 2. Whenever a lot or parcel is proposed to be developed ~~which~~that abuts an arterial street, as identified in the city master street plan, a minimum eight-foot-high wall shall be installed along the street right-of-way line adjoining the lot or parcel as provided in this section.
- 3. Exception: The community development director may modify or waive the wall requirement along a front yard property line for lots that were recognized as legal by the city upon annexation or have been approved by the city since incorporation.

- B. *Materials.* A wall located on the right-of-way line of an identified collector or arterial street shall be constructed of masonry or precast concrete in a style and color consistent with existing walls already installed along the length of the street. If no wall has been constructed along the street, the wall shall have a style and color consistent with other walls in the vicinity.

- C. *Mountain View Corridor noise walls.* Any development abutting the Mountain View Corridor shall include construction of a noise wall along the corridor right-of-way line if the Utah state Department of Transportation determines ~~that such~~the -wall is necessary pursuant to an environmental study.

10-21-8 Fencing Along Trails

- A. *Permitted.* A full privacy fence may be installed along a trail if the minimum distance, at any arc or angle, between any point on a property line to the closest private property line opposite a park, trail, or open space is 50 feet or more.
- B. *Prohibited.* A full privacy fence is prohibited if the minimum distance, at any arc or angle, between any point on the property line to the closest private property line opposite a park, trail, or open space is less than 50 feet. In such a case, a semi-private six-foot-high fence with slats may be installed.
- C. *Maintenance.* Any vegetation on fencing along trails shall be maintained by the abutting property owner so that it does not interfere with the use or maintenance of the trail.

10-21-9 Fences For Recreational Land Uses

On interior, side, and rear lot lines, vinyl-coated chain-link fences for recreational land uses such as tennis court enclosures, sport courts, covered Jacuzzis®, and ball diamond backstops may be erected to a height greater than eight feet, but shall not exceed a height of 18 feet and shall meet accessory building setback requirements for the zone in which the fence is located.

10-21-10 Double Fencing

Double fences shall be prohibited except for the following:

- A. When located adjacent to an existing agricultural or animal use. This exception means that owners who wish to construct a fence may need to tie ~~their fence into an existing fence located~~ it into an existing fence on an adjacent lot or parcel, unless the fence is not deemed a double fence as defined in HCC chapter 10-3.
- B. Lots located directly adjacent to school district property.
- C. When an adjacent property owner is unwilling to allow the removal and replacement of an existing fence located on or near a common property line, the community development director may permit double fencing to mitigate reasonably anticipated detrimental impacts from incompatible land uses as defined within this title.

10-21-11 Fence Maintenance

Following the release of any improvement completion assurance for the construction of a fence, the abutting property owner shall maintain the fence in good condition unless the city specifically agrees to maintain the fence. All fences must be maintained in good condition and free from damage, breaks, or missing parts.

10-21-12 Fence Height Measurement

When a difference in grade exists on either side of a fence or wall, the height of the fence or wall shall be measured from the average elevation of the finished grade of adjoining properties at the fence line.

CHAPTER 10-23 LANDSCAPING AND SCREENING

10-23-7 Landscaping Design Standards

- B. Buffer landscaping between residential and nonresidential development. A landscaped buffer, at least 15 feet wide, shall be installed along side and rear lot lines ~~which that~~ about a residential zone.
 1. Evergreen landscaping anticipated to grow to more than six feet in height shall be provided at distances sufficient to provide a visual and noise-reducing barrier. Such landscaping shall consist of at least one tree for every 20 feet of fencing.

10-23-13 Screening Requirements

- B. *Trash receptacles.* Trash receptacles not located within a building shall be screened from view by a solid barrier fence or wall, which is:
 1. ~~Is~~ at least six feet high;
 2. Provides complete visual screening of the receptacle; and
 3. ~~Is~~ similar to the architecture, material, and color of the main building located on the lot.
- C. *Outdoor storage areas.* Outdoor storage areas permitted by this title shall be screened from view by an opaque fence or wall. ~~Non-opaque fencing, such as powder or vinyl coated chain-link, may be used to satisfy this requirement in manufacturing zones if vinyl slats are inserted into the fence.~~

CHAPTER 10-28 SUBDIVISION AND SITE DEVELOPMENT STANDARDS

10-28-21 Fencing Requirements

- A. *Areas where fencing is required.* The applicant shall install a six-foot non-climbable chain-link fence, or its equivalent, in conformance with all applicable ~~the standards and rules and regulations as provided~~ in HCC chapter 10-21, along all open ditches, canals, or waterways, non-access streets, open reservoirs or bodies of water, railroad rights-of-way, and other such features of potentially hazardous nature located upon, crossing across, or contiguous to the property being subdivided, except along ~~those features which that~~ the planning commission ~~shall determines~~ would not be a hazard to life, or where the conforming structure would create a hazard to the safety of the public.

- B. *Non-access streets.* Fencing and landscaping along non-access streets shall be reviewed and approved by the planning commission to provide a uniform and aesthetically pleasing streetscape.
- C. *Lots on a private right-of-way.* All lots on a private right-of-way shall have a six-foot solid vinyl fence along both sides of the private right-of-way.

CHAPTER 10-29 SUPPLEMENTARY AND QUALIFYING REGULATIONS

10-29-20 Flag Lots

- B. *Minimum requirements.* A flag lot shall meet the following minimum requirements:
 - 2. The minimum width of the staff portion of a flag lot shall be 25 feet to accommodate the required drivable surface, drive approach, utilities, fencing, and landscaping as needed. ~~For~~~~On~~ properties where the length of the staff is ~~is greater than~~~~exceeds~~ 150 feet, the width of the staff may be increased if recommended by the city engineer, ~~and the~~ authority having jurisdiction for fire services, ~~and~~ approved by the planning commission.
 - 4. The flag lot shall have a hard-surfaced driveway from a public street to the required parking area ~~for the flag lot~~. Adequate provisions shall be made for driveway drainage, such as curb and gutter, landscaped berms or swales, and fencing.
 - 14. A six-foot privacy fence shall be installed on all sides of a flag lot, including along both sides of the staff portion of the lot, subject only to the requirements of HCC 10-21-3 regarding front yard fencing. The planning commission may remove or modify this standard to avoid double fencing, preserve mature vegetation, or maintain clear views for public safety.

10-29-53 Retaining Walls

- E. Height: ~~For the purposes of this subsection,~~ the height of a retaining wall, excluding rockeries, is measured as the exposed height (H) of the wall. The height of a rockery is measured from the bottom of the footing, or base stone, to the top of the wall. If a retaining wall has a varying height along its length, the height is the largest value of the measured height along the length of the wall.
 - 1. Residential, Forestry Recreation, and Agricultural Zones.
 - d. When a grade change of four feet or greater is created by a proposed retaining wall along the boundary of the subject property, fencing with a minimum height of three feet shall be installed along the boundary of the property where a grade change of four feet or more occurs.
 - 2. All other Zones
 - c. When a grade change of (4) four feet or greater is created by a proposed retaining wall along the boundary of the subject property, fencing with a minimum height of (3) three feet shall be installed along the boundary of the property where a grade change of (4) four feet or more occurs.

CHAPTER 10-31 AUTO MALL SPECIAL DISTRICT

10-31-7 C-2 Modifications

- D. *Buffers, fences, and walls.* As part of the site plan approval process, special buffers, fences, and walls shall be required to ~~provide separations between public/commercial areas~~~~separate publicly accessible areas from commercial service areas, including, service, loading, refuse collection, mechanical equipment, and/or storage areas.~~
- I. *Security for display vehicles.* To the extent deemed necessary by individual dealers, curb walls no higher than 16 inches, closely spaced concrete bollards, berms, low-security fencing, and rails may be used. The design must be compatible with the project theme and architectural detailing in other parts of the site.
- L. *Fences, screens, and walls*

1. Fences, screens, and walls shall be compatible and architecturally complementary between two adjoining sites. This may be achieved by using use of similar materials and finishes to materials and finishes similar to those of the building, landscaping materials, or other architectural design features.
2. Location of fences shall be compatible with adjoining property users to permit the common use of gates and accesses.
3. ~~CNeither chain-link fencing fences and nor plain concrete block fences are block walls are prohibited. permitted.~~
4. Ten-foot screening walls around auto storage areas shall be permitted.

10-31-9 Development Standards For Non-Franchise Dealerships

K. *Security for display vehicles.* To the extent deemed necessary by individual dealers, curb walls no higher than 16 inches, closely spaced concrete bollards, berms, low-security fencing, and rails may be used. The design must be compatible with the project theme and architectural detailing in other parts of the site.

N. *Fences, screens, and walls*

1. Fences, screens, and walls shall be compatible and architecturally complementary between two adjoining sites. This may be achieved by using use of similar materials and finishes to materials and finishes similar to those of the building, landscaping materials, or other architectural design features.
2. Location of fences shall be compatible with adjoining property users to permit the common use of gates and accesses.
3. ~~CNeither chain-link fences ing and nor plain concrete block fences are block walls are prohibited. permitted.~~
4. Ten-foot screening walls around auto storage areas shall be permitted.

10-31-10 Landscape And Other Standards

H. *Vehicle storage.* The accessory use of vehicle storage shall comply with the following:

4. *Fencing.* Vehicle storage shall be screened by a minimum six-foot-high masonry fenceasonry wall at least 6 feet high.

10-31-12 Signage

D. *Development standards.* Signage is an important component of land use within the AMSD. All signs shall comply with the HCC chapter 10-27, with the following exceptions:

7. *Additional standards*

- d. In addition to the information required for a building permit, and the requirements as set forthoutlined in HCC chapter 10-27, an application for sign 1, 2, or 3 shall satisfy the requirements described below:

- (1) A site plan depicting the location of the proposed sign on the subject property, a rendering of the sign calling out materials and sign dimensions, and any fencing or other screening to segregate the sign area from adjoining uses;

10-35-7 Engineering and Design Standards

K. Support equipment pads, cabinets, shelters, and buildings require architectural, landscape, color, fencing, or other camouflage treatment to minimize visual impacts to the extent deemed necessary by the Planning Director. Landscaping screening should also be provided if irrigation water is available.