



**PLANNING AND DEVELOPMENT DEPARTMENT
CITY OF HIGH POINT**

**DEVELOPMENT ORDINANCE
DETERMINATION**

NUMBER: 17-03

DATE: 2/14/18

Ordinance Section(s) Affected:

Section 4.3.4. *Commercial Uses, G., Vehicle Establishments*
Section 4.4.5. *Standards for Specific Accessory Uses, S., Vehicles*
Section 5.6.6. *Screening Methods*
Section 5.6.7. *Prohibited Screening Materials*

Text of Section(s):

4.3.4. *Commercial Uses*

G. *Vehicle Establishments*

(a) General

- (1) In all districts, except LI and HI, outdoor vehicle storage is limited to an area less than 25 percent of the lot. The storage area shall be located behind the front building line of the principal building and be screened with an opaque fence, wall or other approved method to a height of 6 feet above grade.
- (2) In the LI and HI districts, outdoor vehicle storage may occupy up to 50 percent of the lot. The storage area shall be located behind the front building line of the principal building and be screened with an opaque fence, wall or other approved method to a height of 6 feet above grade level.

4.4.5. *Standards for Specific Accessory Uses*

S. *Vehicles*

1. Disabled Vehicles

(b) All Other Uses (*nonresidential uses*)

- (1) A disabled motor vehicle may be parked or stored on a lot containing an agricultural, institutional, commercial, or industrial use, provided it is totally screened from view from any street or residential zoning district.
- (2) The disabled vehicle shall be stored within a fully enclosed building or fully screened by a building, opaque fence, wall or other approved method to a height of 6 feet above grade level.

5.6.6. *Screening Methods*

Solid waste collection, loading facilities, and ground-based mechanical equipment may be screened by any of the following methods, in single use or in combination:

A. Vegetation

Evergreen vegetation meeting the requirements of Section 5.5.6, Plant Material Specifications, so as to achieve the minimum screening height within 3 years of planting;

B. Berms

Berms meeting the requirements of Section 5.5.6, Plant Material Specifications;

C. Fencing

Opaque fence constructed of treated wood, rot-resistant wood (such as cypress or redwood), plastic, or vinyl;

D. Walls

1. Masonry wall constructed of brick, textured concrete masonry units, or stuccoed block; or
2. Walls of a principal or accessory structure.

Section 5.6.7. *Prohibited Screening Materials*

Chain-link fencing with woven slats of opaque materials is not an allowable method for screening compliance.

Issue:

What are the approved methods for the screening of outdoor vehicle storage areas for vehicle establishments and for the screening disabled motor vehicles for all other uses (aka, nonresidential uses).

Determination:

There are several Development Ordinance provisions that give specific guidance as to the approved screening methods, all which must be a minimum of 6 feet in height.

1. Opaque fence or wall (4.3.4.G.).
2. Any of the screening methods in 5.5.6, Screening Methods, which are evergreen vegetation, berms, opaque fences and walls installed to the standards of that section.
3. Any of these methods in combination (5.5.6.)

Section 5.6.7. clearly states that chain-link fencing with woven slats of opaque materials is not an allowable screening method.

Historically, the City allowed a privacy screen fabric to be installed over chain link fencing to form an opaque screen for outdoor vehicle storage areas. This will continue to be an approved method of screening only for (1) outdoor vehicle storage areas for vehicle establishments and (2) outdoor storage of disabled motor vehicles for nonresidential uses. For these outdoor vehicle storage areas to use this method of screening, the following standards must be met:

1. The chain link fence must be a minimum of 6 feet in height.
2. The privacy screen fabric must have a minimum opacity or privacy factor of 87%.

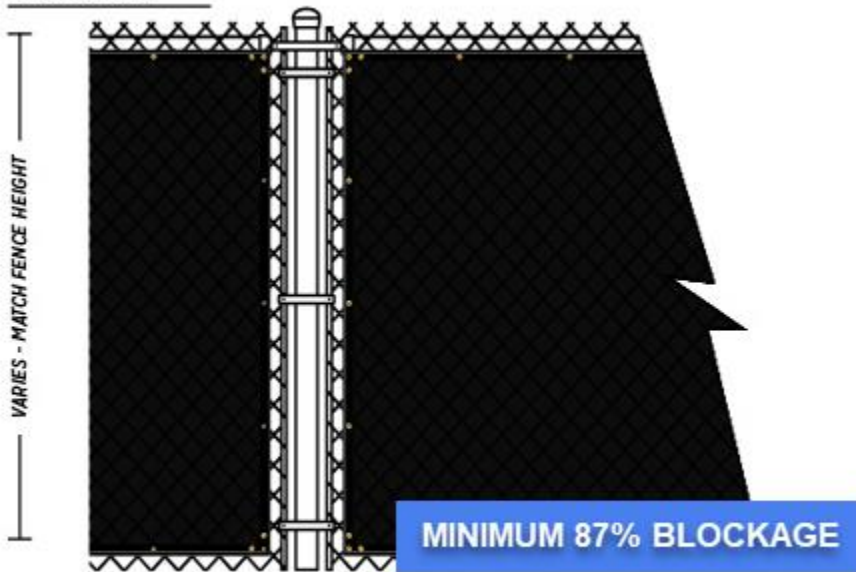
3. The screen fabric must a solid color dark green, forest green, brown or black, with no patterns, logos, signs, printed messages, etc.
4. The screen fabric must be designed and manufactured for fence screening; specifically, woven closed mesh polyethylene fabric for chain link fencing.
5. It must be attached to the fence in accordance with the manufacturers recommended installation requirements to form a tight and smooth privacy screen.
6. The screen fabric must run from the bottom of the fence to a minimum of 6 feet in height and encompass the outdoor vehicle storage area with no cuts or openings in the screen fabric.
7. The gate to the storage area must also be covered with the same privacy screen fabric or another of the approved screening methods.
8. The fence and privacy screen fabric must be properly maintained with the screen fabric replaced with material of the same color when it is ripped or torn, and the clips and fasteners replaced when needed to maintain a tight installation to the fence; otherwise, it will not be considered an approved screening method and the owner must change to an opaque fence or wall for screening the vehicle storage area or be in violation of the Development Ordinance.

Other than the screening methods listed herein, all other methods must be approved by the Planning & Development Director prior to installation.

The Planning & Development Department reviews land development plans for new or expanded vehicle establishments to insure screening compliance. The Code Enforcement Division of Community Development & Housing reviews existing vehicle establishments and the storage of disabled motor vehicles to insure screening compliance.

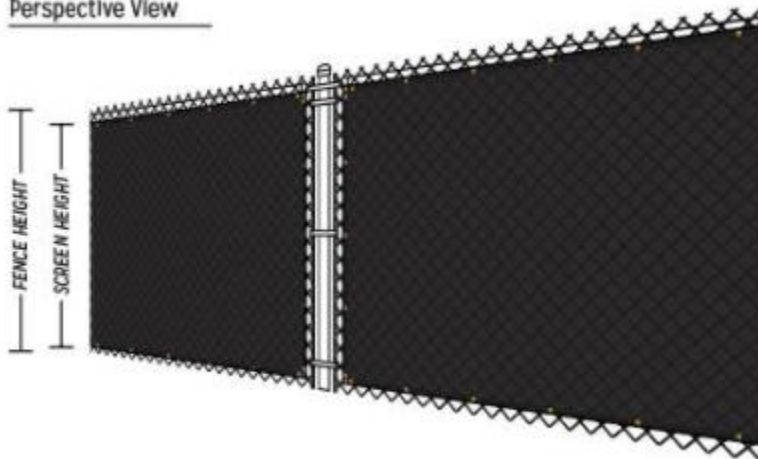
Approved: G. Lee Burnette, AICP
Planning & Development Director

Elevation View



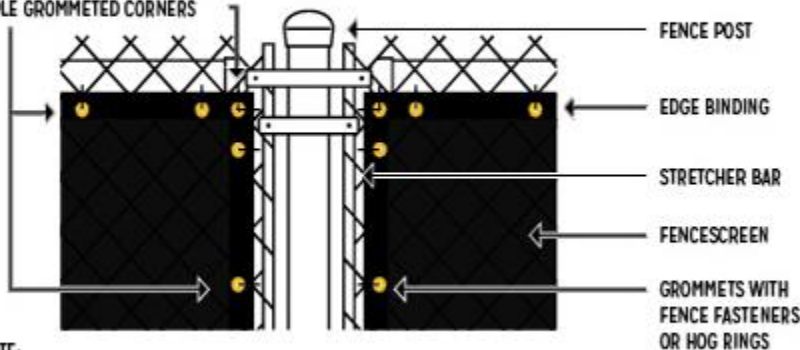
- FENCESCREEN PANELS WITH 2" POLYPROPYLENE WEBBING FOR EDGE REINFORCEMENT.
- 3/8" BRASS GROMMETS AT 24" ON CENTER ATTACH TO FENCE WITH FENCESCREEN FASTENERS OR GALVANIZED HOG RINGS.

Perspective View



Attachment Enlargement

ATTACHMENT POINTS EVERY 24"
TIPLE GROMMETED CORNERS



- NOTE:
- INSTALL PER FENCESCREEN MANUFACTURER RECOMMENDATIONS.
 - REFER TO STRUCTURAL PLANS FOR ALL FOOTING SIZES.

Fence Screening Fabric Standards

Fabric used for screening shall be designed to be used for fence screening. Fabric shall be black, dark green, or brown made of woven mesh polyethylene cloth, with a minimum opacity of 87%. Installation shall be tight and smooth to the fence, and performed in accordance with the manufacturer's recommended installation requirements. No cuts or openings shall be made in the screening material. Screening fabric and clips or fasteners shall be replaced when ripped, torn or broken with like materials and color.