A large, stylized graphic in the background features a yellow sun with rays and a green leaf, both partially obscured by a white circular arc. The sun and leaf are rendered in a soft, semi-transparent style.

Commercial and Industrial Fencing Requirements

(BCC Workshop 04-18-2023)

Charlotte County Board of County Commissioners



CHARLOTTE COUNTY
FLORIDA

What is Required?

- Many non-residential and residential developments require buffering
 - Landscaping
 - *May* require fences or walls
- Based upon Zoning Classification of the property, the zoning of the adjacent properties, and uses proposed for the property.

What is Required?




- Buffer width selection determines whether a solid wall or fence would be required
 - More width, no fence, but less usable land
 - May be plastic (vinyl), wood, solid metal, block, Styrofoam, etc...

		Abutting Zone/Use									
		RSF RE AG	RMF RMF-T	MHC	MHP	RVP	OMI	CG CN CT CHNBR CHMU		IG	II
	Environmentally Sensitive (ES)	--	--	--	--	--	--	--	--	--	--
Developing Lot(s) Zone/Use ¹	Single-Family Residential (RSF) Residential Estate (RE) Agriculture (AG) Excavation and Mining (EM)***	--	--	--	--	--	--	--	--	--	--
	Bridgeless Barrier Island (BBI)	--	--	--	--	--	--	--	--	--	--
	Manufactured Home Conventional (MHC)	--	--	--	--	--	--	--	--	--	--
	Residential Multi-Family (RMF) Residential Multi-Family Tourist (RMF-T)	A	--	A	--	--	--	--	--	--	--
	Manufactured Home Park (MHP)	B	A	B	--	--	--	--	--	--	--
	Recreational Vehicle Park (RVP)	C	B	C	B	--	--	--	--	--	--
	Office Medical and Institutional (OMI)	C	B	C	C	B	--	--	--	--	--
	Commercial General (CG) Commercial Neighborhood (CN) Commercial Tourist (CT) Charlotte Harbor Neighborhood Business Residential (CHNBR) Charlotte Harbor Mixed Use (CHMU)	C	C	C	C	B	A	--	--	--	--
									--	--	--
	Industrial General (IG)	D	D	D	D	C	C	B		--	--
	Industrial Intensive (II)	D	D	D	D	D	D	C		A	--
	Parks & Recreations (PKR) / Preserve/Mitigation Lands and Passive Use Parks	--	--	--	--	--	--	--	--	--	--
	Active Use Parks*	C	B	C	C	B	A	--	--	--	--
	Emergency and Essential Services **	B	A	B	A	A					--
	Towers*	D	C	D	D	C	C	B		A	A
	Storage Yards*	D	D	D	D	D	D	D		B	B
		¹ A specific buffer requirement may be waived in cases where the developing property will be developed with a use that is less intense than the abutting zoning, provided that such determination shall be made by the Zoning Official or his/her designee. **Regardless of zoning. **Buildings and structures for emergency and essential services as determined by the Board of County Commissioners. *** See Earthmoving Code (Chapter 3-5, Article XXIII) for standards and requirements.									

What is Required?

- Decision of Developer of Property
- Four standards, A, B, C, and D
 - Each standard has different options (Type “C” example below, most common buffer)
- Based upon width of buffer area
 - Less land utilized for buffer, more plant material required
 - Least amount of land requires a fence or wall

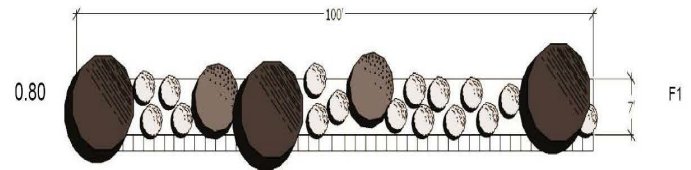
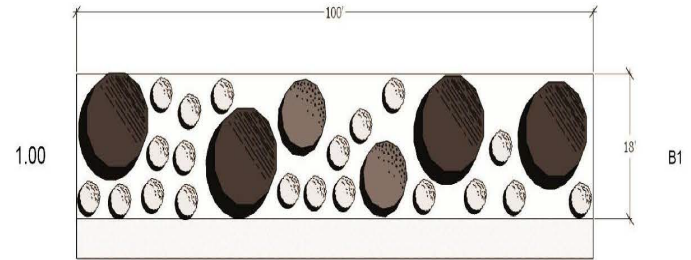
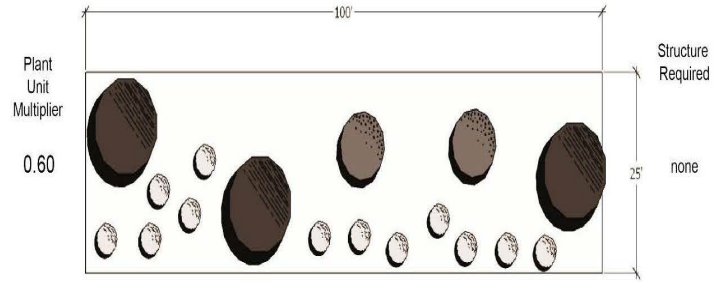
Required Plant Units / 100 ft.

	Canopy Tree	4
	Accent / Understory Tree	2
	Shrub	20

If Plant Unit Multiplier results in a fraction, round up.

Exhibit 3C

Buffer Type Illustration Buffer "C"





Types of Fencing and Walls

Outdoor Storage Lots

- Allowed by Right
 - Industrial Districts – Section 3-9-100.1(d)(1) allows reduction to Type B buffer for interior lot lines when abutting IG/II. May use chain link fence if they provide a buffer wide enough that the fence is not required.
- Special Exception Use
 - Commercial General
- Type “D” buffer required regardless of neighboring use or zoning district
 - Including Solid Wall or fence if using narrowest buffer

How to Amend the Code

- BCC instructs staff to do a Text Amendment to the Code
- Staff reviews codes and proposes necessary changes due to multitude of factors
 - New laws, new technology, changes in vision, etc..
- Citizen can petition for a Text Amendment
 - Associated fee - \$2,640.00
- All processes entail
 - Staff review and analysis
 - Planning and Zoning Board Review and Recommendation
 - BCC Approval or Denial

Questions and Discussion?