

# Cedar Grove ARB Guidelines for Fences

(Effective November 1, 2016)

The Cedar Grove ARB has developed and adopted the following guidelines to be followed by all Cedar Grove property owners regarding fence construction:

1. Any fence to be constructed **must** comply with the City of North Charleston building codes at a minimum.
2. All fences **must be** reviewed and approved by the Cedar Grove ARB prior to purchase or construction. Purchasing or signing a contract without this approval is at your own risk and will not be considered in the approval process.
3. **Location:** The following are typically required. The ARB may consider special requests if there is a compelling reason.
  - a. The fence must start from the back corners of the house. The ARB may request that you run from the leading edge of an adjacent fence.
  - b. The fence should generally be on or within a few inches of the property line. It is the owner's responsibility to assure the fence is on the owner's property.
  - c. The ARB will likely approve a request to enter an HOA easement. It is with the understanding that should work be required in that easement, it will be the homeowners cost and responsibility to remove and reinstall the fence and not a cost to the HOA.
  - d. The ARB will likely approve a request to enter an easement controlled by the City but it will be the homeowner's responsibility to obtain an encroachment permit and provide it with the application.
  - e. The ARB generally does not allow two fences to be installed adjacent to each other on the same property line. We encourage utilizing previously installed fences as one side of the fenced area and to nearly connect to them. If a compelling case is presented to the ARB, the ARB may consider allowing the parallel fence if a space of 3 feet is maintained to allow for lawn maintenance.
  - f. The ARB will not approve fences that penetrate a buffer zone unless you obtain specific approval from the City of North Charleston and provide the approval with the application.
4. **Materials of construction:** Only the following materials may be utilized in the construction of a fence,
  - a. Prefabricated Aluminum
  - b. Prefabricated Wrought Iron
  - c. Prefabricated or field constructed Pressure Treated Wood

5. **Colors:** Only the following may be used
  - a. Black- for aluminum or wrought iron
  - b. Clear sealer for pressure treated wood
  - c. A neutral stain for pressure treated wood; the exact color must be approved at the time of application. Generally browns and earth tones. Matching adjacent fences is typically required,
  - d. Pressure treated wood fences must be either sealed or stained on a frequency to maintain the appearance
  - e. White or bright color fences will **NOT** be approved.
6. **Design:** The following designs/styles are required.
  - a. Aluminum or wrought iron, picket style, exact style to be presented in application for approval.
  - b. Pressure treated wood, can be either a picket style or a privacy style fence. Generally if a fence exists adjacent utilizing the same design will be required.
    - i. Scalloped tops on privacy fences are not permitted
    - ii. The top finished side of the privacy fence must have a trim board hiding the tops of the slats.
    - iii. The posts may extend above the fence up to 3" and decorative toppers can be added but require approval of the ARB
    - iv. The slats on the fence must run vertically
    - v. Additional decorative trim may be considered but will need to be presented in the initial application.
  - c. The finished side of a fence must face outward.
  - d. A fence for a specific property may have different materials of construction or design for a specific reason that must be specified in the application. As an example the sides could be a 6 foot privacy style and the back fence an aluminum picket style to allow a view.
7. **Gates:** The following are typically required.
  - a. All gates requested must be included in the application along with size, location and design.
  - b. Any gate opening greater than 4 feet will require the use of two gates and not a single gate.
  - c. For a wooden fence any gate greater than 3 feet will require that a 6" x6" post be used.
  - d. All gates constructed from pressure treated wood must be built of sufficient strength and reinforcement so as to not sag with time. Gates must have hinges of sufficient strength to handle the normal wear and tear of routine opening and closing.

- e. All metal gate installation must be adequately supported to maintain the gates level appearance over time.
8. **Heights:** Fences heights are generally limited as follows.
- a. All fences must be at least 3 feet tall and no more than 6 feet tall.
  - b. The height of the fence for a specific property may include sections with different heights. This must be included in the application.
  - c. If using different heights, appearance of the transition and the location will be considered in the approval decision.
9. **General Requirements:** The following are general requirements.
- a. Installation of a fence must NOT redirect storm water runoff or cause a change to the water drainage pattern for the area. The fence should not impede run off.
  - b. Wooden fences must generally have:
    - i. Posts (except for larger gates) must be at least a 4" x 4" size with a height that is appropriate for the fence design.
    - ii. Posts for gates greater than 3 feet must be 6" x 6" with a height that is appropriate for the fence design.
    - iii. All posts must be placed deeply enough into the ground to assure they are stable and either dry packed with concrete mix or have concrete mix poured around the post. The size of the hole should allow at least 1" space between the soil and the wood.
    - iv. All vertical slats must be supported by at least two stringers. Field constructed fences require at least 2" x 4" stringers appropriately spaced.
    - v. Sharp items or nails should not penetrate the wood so as to create a hazard.
  - c. The finished side of the fence must face outward.
10. **Discuss with your neighbor prior to the application:** It has always been the CG ARB's desire that neighbors be consulted and considered whenever a homeowner wants to install a fence. All homeowners have a vested interest in maintaining property values and good neighbor relationships in the CG subdivision. As such, the ARB will likely consult neighbors regarding the proposed project prior to reaching a final decision. For homeowners who have taken the time to get their neighbor's support, the project approval process will be expedited.