



City of Stayton

Department of Planning and Development

362 N. Third Avenue • Stayton, OR 97383
Phone: (503) 769-2998 • Fax (503) 769-2134

dfeishman@ci.stayton.or.us www.staytonoregon.gov

MEMORANDUM

TO: Chairperson Ralph Lewis and Planning Commission Members
FROM: Dan Fleishman, Director of Planning and Development
DATE: January 28, 2019
SUBJECT: Possible Amendment to Land Use Code – Fences in the Commercial and Downtown Zones

ISSUE

The issue before the Planning Commission is a consideration of a possible Code text amendment regarding fences in the Commercial and Downtown Zones.

BACKGROUND

Currently, Section 17.20.050.2.a of the Code prohibits fences in the front yard of properties in the Commercial and Downtown Zones. “Front Yard” is defined elsewhere in the code as the area “extending across the full width of the lot ... from the front lot line ... and the nearest wall of the main building.”

The owner of a downtown property has requested that the Planning Commission consider an amendment to the Code that would allow a limited option for fences in the front yard of a commercial or downtown property. I have attached his email and some photos he provided of other fences in the downtown area.

ANALYSIS

The purpose of the prohibition on fences in the front yard in commercial and downtown properties is to assure that commercial establishments appear open and friendly to the public. This objective could still be met if the standards similar to the following were enacted:

- The maximum height allowed is between 30 and 36 inches
- Fence material must be “wrought iron” or tubular metal
- The vertical members shall be no larger than 1 inch in horizontal dimension
- The vertical members shall be between 3 ½ and 6 inches apart
- The fence shall be painted black

RECOMMENDATION

Should the Planning Commission be willing to entertain these amendments I will draft a proposal for a public hearing.