

Revised Fencing Standards

Adopted February 14, 2018

Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards. Fencing must be maintained in “good” condition at all times.

- A. Interior Lot Fence Location.** A perimeter fence for an interior lot may extend from a point 10’ – 0” behind the façade of a structure to the side property line on each side, and thereafter, to and across the rear property line. If part of the front face of the house is set deeper than the structure’s facade, the minimum fence setback shall be 5’ from the face of that particular side and at least 10’ from the structure’s façade.
- B. Corner Lot Fence Location.** On the interior side yard of a corner lot, a perimeter fence may extend from a point 10’-0” behind the façade of the adjacent structure to the side yard property line, and thereafter, to the rear property line. On the street-side side yard of a corner lot, the following standards shall be applicable:
1. A fence projecting from the street-side of the house toward the adjacent road right of way (ROW) must be set back at least 10 ft. from the face of the structure that is closest to the adjacent road right of way.
 2. For corner lots without a sidewalk required by the City of Plant City along the side lot line adjacent the street, the fence along the ROW may be installed along the street-side property line to and across the rear property line, otherwise, to avoid placement in the middle of the 10’ public utility easement, the fence along the ROW shall be installed at least 10 ft from the street-side property line to and across the rear property line. Prior to the fence being installed, the owner shall have existing underground electric and communication utilities located to avoid conflicts with a fence installation. The HOA is not responsible in any way for owners’ fences placed within any area of the 10’ public utility easement, and the owners do so at their own risk.
 3. For corner lots with a sidewalk required by the City of Plant City along the side lot line adjacent the street, the fence along the ROW shall be installed at least 10 ft from the street-side property line to and across the rear property line.

C. Fence Height. Perimeter fences shall be entirely 6'-0" in height, except on Lots 1, 2, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 19, and 20 in Block 3. Support poles, columns, and gates may not exceed the height limitations by more than one (1) foot.

1. Within Lots 1, 2, 6, 7, 8, 11, 12, 13, 14, 15, 19, and 20 in Block 3, fences shall be 4'-0" in height across the rear property line, and shall transition from 4'-0" high at the rear property corners up to 6'-0" feet high along the side property lines. The transitions from 4' to 6' in height shall occur smoothly along the side lot lines. The length of the transition shall be at least 10' long, but no more than 16' long.
2. For fencing within Lot 5, Block 3: i) that portion of Lot 5's rear line which is common with Lot 2, Block 3, shall comply with the side lot line requirements of Lot 2, Block 3 as specified in Item 1 above; ii) that portion of Lot 5's rear line which is not common with Lot 2, Block 3, shall comply with rear lot line requirements in Item 1 above; iii) that portion of Lot 5's side lot line which is common with Lot 6, Block 3, shall comply with the side lot line requirements of Lot 6, Block 3 specified in item 1 above; iv) all other fencing within Lot 5 shall comply with the community standards.
3. For fencing within Lot 16, Block 3: i) that portion of Lot 16's rear line which is common with Lot 19, Block 3, shall comply with the side lot line requirements of Lot 19, Block 3 as specified in Item 1 above; ii) that portion of Lot 16's rear line which is not common with Lot 19, Block 3, shall comply with rear lot line requirements in Item 1 above; iii) that portion of Lot 16's side lot line which is common with Lot 15, Block 3, shall comply with the side lot line requirements of Lot 15, Block 3 specified in item 1 above; iv) all other fencing within Lot 16 shall comply with the community standards.

D. Fence Design and Material. Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be solid vinyl white tongue and groove on all lots, with the following exception: along

that portion of the rear lot lines of Lots 1, 2, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 19, and 20 in Block 3 that are adjacent to TRACT A, as shown on the Alterra Plat, the four foot high fence material may be either solid vinyl white tongue and groove, or vinyl white open picket style.

- E. **Miscellaneous.** The lot owner is responsible for compliance with all applicable City of Plant City regulations, and applicable municipal codes, which may be more restrictive than these fencing standards. The finished side of the fence must face the adjoining lots or any abutting right-of-way. New fences must adjoin any existing fences; no double fencing is permitted. Each fence must have a minimum of one 4' wide gate. No lattice is permitted. There is no fencing permitted in a rear drainage easement. Fencing in drainage easements on the side of a home may be approved on a case-by-case basis.