



Topic: Electric Fence Amendments to the LDC
Planning Commission: June 16, 2015

Background

- December 3, 2014
 - Planning Commission voted to forward a recommendation of approval for the LDC amendments to City Council
- January 5, 2015
 - City Council directed staff to update the electric fencing regulations separately to address issues that arose during discussion.
- June 16, 2015
 - Planning Commission voted to forward the revised electric fence language to City Council with an amendment to provide fence signage in English and Spanish along with an illustration

Key Issues

- Based on feedback from City Council and additional research the following issues were identified and resolved:
 1. Height of the fencing
 2. Setbacks for adjacent residential or public zone districts
 3. Backup power system
 4. Separation between the perimeter and electric fencing for gates
 5. Standards for safety of electric fencing
 6. Electric security fencing for Agricultural properties



Electric Fence Language: Agricultural

Electrified fences are permitted in agricultural zoned districts for agricultural and security purposes and in industrial districts for security purposes. For purposes of this section, an electric fence shall not include electric systems that use an electrified buried cable, so long as no part of the electrified cable protrudes above the surface of the ground. Except as specifically provided herein, electric fences shall comply with the standards contained in section 21-7732 of this land development code as well as the following standards.

Agricultural Zone District Requirement. No electric fence used for the containment of livestock shall have more than two (2) electric strands. Electric fences that are installed for the purpose of securing farm equipment shall be permitted provided that they comply with each of the elements outlined in paragraph (b) of this section relating to electric fences installed in industrial zone districts and further provided that they do not enclose any structure used as a primary residence.

Electric Fence Language: Industrial

Industrial Zone District Requirements.

- i. A perimeter non-electric fence must surround the exterior of an electric fence. Except for gates, the perimeter fence shall be located not less than six (6) inches from the electric fence. At gates, the perimeter fence shall be located not less than three (3) inches from the electric fence.
- ii. Warning signs, notifying the public of the existence of the electric fence shall be posted in a conspicuous manner on the property and at intervals of not less than 25 feet on any property line that abuts either a residential or public zone district and not less than 50 feet on any property line abutting any other zone district. Warning signs shall be written in English and Spanish and shall include a diagram illustrating the fence is electrified.
- iii. A key box with an entry key shall be installed at one or more locations, as determined by the fire department.
- iv. No electric fence shall be installed or operated with a power source other than a storage battery not exceeding 12 volts direct current. Notwithstanding the foregoing, a backup system to maintain security in case of battery failure shall be permitted provided such system will not result in higher voltage being delivered upon contact with the fence.
- v. It shall be unlawful to place an electric fence along any property line adjacent to a residential or public zone district or use unless:
 - a. the electric fence and the perimeter fence required by paragraph (i) above are set back a minimum of 20 feet from the property line and an additional perimeter fence is erected on the property line; or
 - b. a solid style fence or wall is constructed as the perimeter fence.
- vi. The maximum height for an electric fence in each of the categories contained in table VII-18 shall be no more than 2-feet higher than the perimeter fence.



Planning Commission Recommendation

- On June 16, 2015, the Planning Commission voted 5-0 to forward a recommendation of *approval* for the revised electric fence regulation to City Council.



Questions?

