

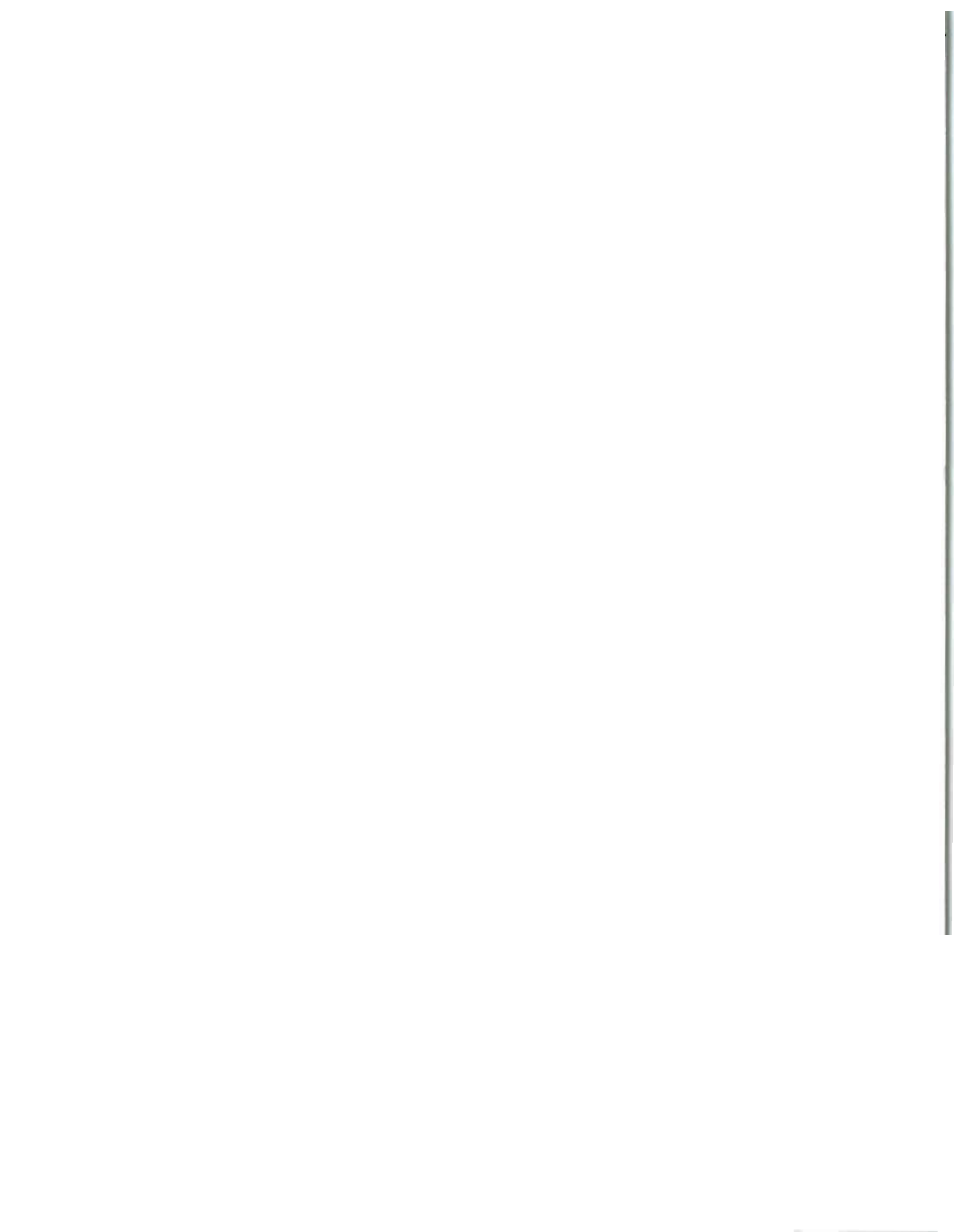
Tipton Lakes Fence and Landscape Screen Design Guidelines

March 29, 1999



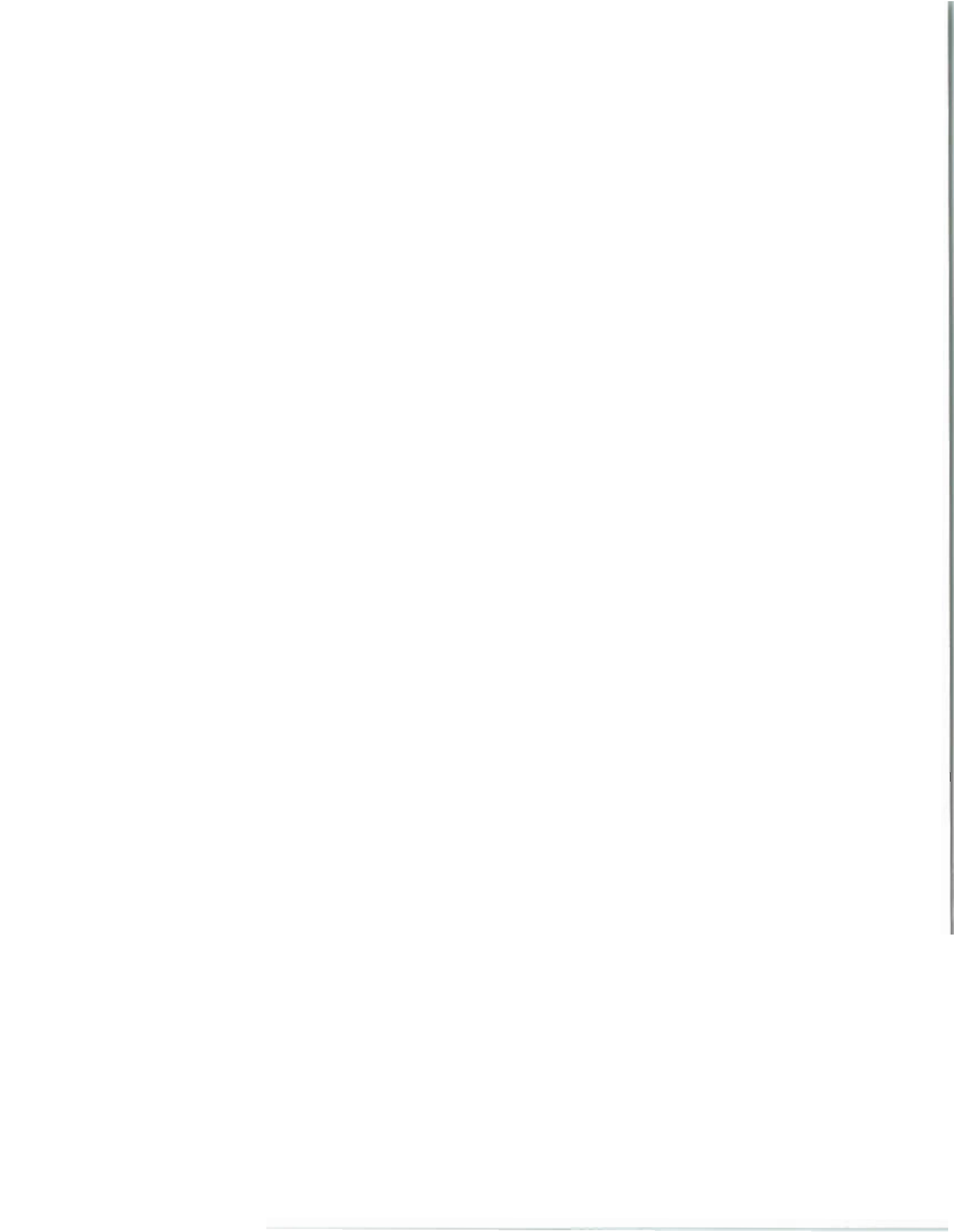
**Tipton Lakes
Community Association**

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Obtaining Approval

In accordance with the covenants attached to all properties in the Tipton Lakes community, approval must be obtained from the Tipton Lakes Association prior to the construction, modification, or enlargement of any fence or screen. This approval will be based on the guidelines described in this manual, and supplementary guidelines for your Cluster.

The Approval Process

Residents planning construction of any fence, wall, garden structure, or landscape screen are encouraged to first meet with the Tipton Lakes Association Executive Director to discuss the design review and approval process. Though this manual provides basic guidance for a variety of fence types and owner needs, each lot is unique. An initial discussion will be a helpful first step in identifying the best solutions for your lot. There may be specific guidelines for your Cluster. These will be on file at the Association Office.

Meeting with the Executive Director will also give owners an opportunity to review the standard fence types catalogued in the *Manual of Approved Fence Types and Techniques* maintained by the Association. After becoming familiar with the guidelines of this manual, the applicant should determine whether a *standard* fence or a *custom* fence will be installed. Selection of a *standard* fence does not preempt the necessity of obtaining approval from the Design Review Modifications Committee (DRMC).

IF PROPOSING A STANDARD FENCE OR SCREEN:

- Prepare a scaled site plan** showing fence location and indicating the standard fence type and color
- Obtain consent of adjoining property owner(s)** if the fence occurs along property lines or within Required Side or Rear Yards, or Required Front Yards where allowed (see page 3). Consent of adjoining property owners must be indicated on the Application Form (page 5).¹
- Submit application to Association Office for DRMC review**

IF PROPOSING A CUSTOM FENCE OR SCREEN:

- Prepare a scaled site plan** showing fence location and indicating the fence type(s). Fence types are defined in the table *Fence or Screen Types* on page 19, and discussed in detail in Section 3.
- Prepare detailed drawing(s)** and/or photographs describing the proposed fence, materials, height, gates, and proposed related landscape treatment.
- Obtain a chip or sample of the proposed color**, if other than a natural material.
- Obtain consent of adjoining property owner(s)** if the fence or screen occurs along property lines or within Required Side or Rear Yards, or Required Front Yards where allowed (see page 3). Consent of adjoining property owners must be indicated on the Application Form (page 5).¹
- Submit application to Association Office for DRMC review**

Note 1: This step is intended to reduce conflict between neighbors, and to encourage cooperative projects, by informing immediate neighbors of proposed fence installations.



Fence Zone Diagram

Typical Lot with Typical Required Setbacks

The city has established minimum dimensions for required lot setbacks which establish the envelope in which the primary structure may be built. This is defined as the “Buildable Zone”. Sometimes the developer puts additional easements or setbacks on the lot also. Please check with the Association Office for the particular restrictions in place on your lot.

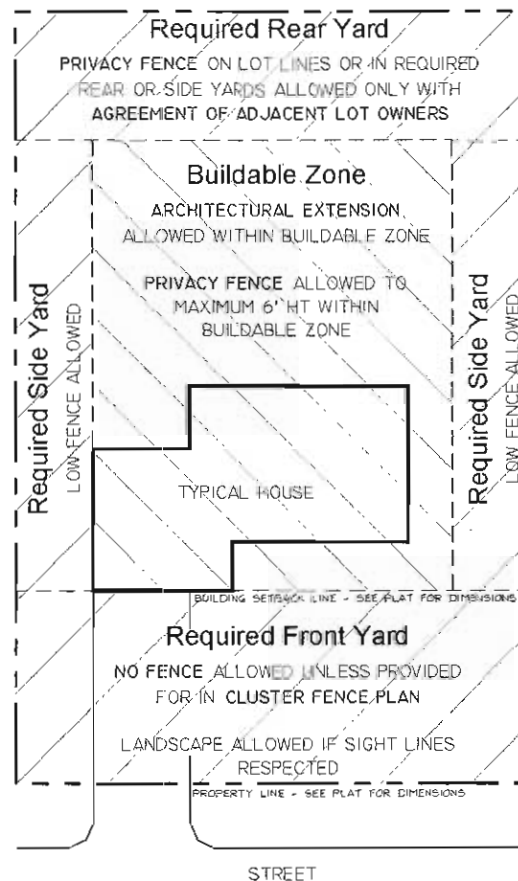
Allowable Zones for Defined Fence Types

For purposes of these Guidelines, zones within individual lots have been established for the defined fence types.

Fence Zones Requiring Agreement between Adjoining Lot Owners

For a fence or screen within the Buildable Zone, an agreement between adjoining lot owners **is not** required, however DRMC approval is required.

For a fence or screen on the property line or between property lines and the Buildable Zone, an agreement between adjoining lot owners **is** required.



Please note that this diagram is an example. Building setback lines vary and are recorded on your plat.



Application

The property owner desiring to construct a fence, or install landscape material as a screen, is encouraged to review the *Fence and Landscape Screen Design Guidelines* and the *Manual of Approved Fence Types and Techniques* available at the Tipton Lakes Community Association Office.

The Application Form (see facing page) should be filled out and accompanied by those items indicated on the Application Checklist.

For those fences or screens, including landscape material, that are on or near property lines, or within the Required Side, Rear, or Front Yards, the consent of the adjoining property owner(s) should be indicated by their signature(s) on the Application Form.

The Design Review Modifications Committee, composed of residents, who volunteer their time to serve on the Committee, meets at regular intervals to review applications. Complete documentation for the proposed project will facilitate the Committee's review and approval of proposed fence or screen projects.

Don't hesitate to call the Association Office at (812) 342-8522 if you have any questions.



APPLICATION FOR APPROVAL

Fences and Screens

Per the Covenants attached to platted lots in Tipton Lakes, approval by the Association is required prior to construction of fences and screens, or landscaping installed as an alternative to fencing (see *Tipton Lakes Design Guidelines*).

First part of form to be filled in by applicant.

Property Owner		
Address	Cluster	Lot #
Telephone (day)	Telephone (pm)	
Contractor/builder of fence	Fence Designer	
Estimated start date for proposed installation		
Date ready for inspection		
Type of fence <i>(see Design Guidelines, Page 19)</i>		
Fence material		
Height of fence		
General location of fence (attach site plan)		
<p><i>If application is approved, property owner hereby agrees to either complete the project as described above and per the conditions of approval within 12 months of approval, or to withdraw the application.</i></p> <p>Signature _____ Date _____</p>		
Consent of adjoining property owner(s) where required <i>(see Design Guidelines: Fences and Screening)</i>		
Signature _____		Date _____
Address _____		
Signature _____		Date _____
Address _____		

Application Checklist *The following part of form for use by Tipton Lakes Community Association only*

- Drawing and/or photograph of proposed fence clearly describing style and material.
- Site Plan, drawn to scale, showing relationship of fence to property lines, required setback lines, and adjacent houses and/or open space.
- Color photograph(s) of house and lot showing area of proposed fence and adjacent property.
- Landscaping plan describing proposed plant materials that [a: complement or conceal the proposed fence] or [b: are proposed as alternative to fencing].



What kind of fence are you planning?

The following table, arranged by fence or landscape screen function, directs you to the Fence Types section of this manual (page 17), where the detailed guidelines are explained:

<i>Do you need privacy and safety fencing around a swimming pool as required by City of Columbus?</i>	
Step 1	Review City of Columbus Zoning Ordinance for swimming pool location and screening requirements from Columbus/Bartholomew Planning Department, Columbus City Hall
Step 2	Review Section 3 of the guidelines for General Fence/Screen Considerations. Select Fence/Screen type B, C, or D for your proposed installation
Step 3	Submit application for approval to Association Office; obtain any City permits
<i>Do you want to construct a privacy screen?</i>	
Step 1	Review Section 3 of the Guidelines for General Fence/Screen Considerations. Select Fence/Screen Type A, B, C, or D for your proposed installation
Step 2	Submit application for approval to Association Office
<i>Do you want to construct a low child or pet containment fence?</i>	
Step 1	Review Section 3 of the guidelines for General Fence/Screen Considerations. Select Fence/Screen type E
Step 2	Submit application for approval to Association Office
<i>Do you want to construct a trellis or fence taller than 72"?</i>	
Step 1	Review Section 3 of the guidelines for General Fence/Screen Considerations. Select Fence/Screen type B
Step 2	Submit application for approval to Association Office; obtain City of Columbus building permit if required by nature of project
<i>Do you want to plant a hedge or evergreen screen on or near your property lines?</i>	
Step 1	Review Section 3 of the guidelines for General Fence/Screen Considerations. Select Fence/Screen type A
Step 2	Submit application for approval to Association Office





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The Basis for Fence and Screen Design Guidelines

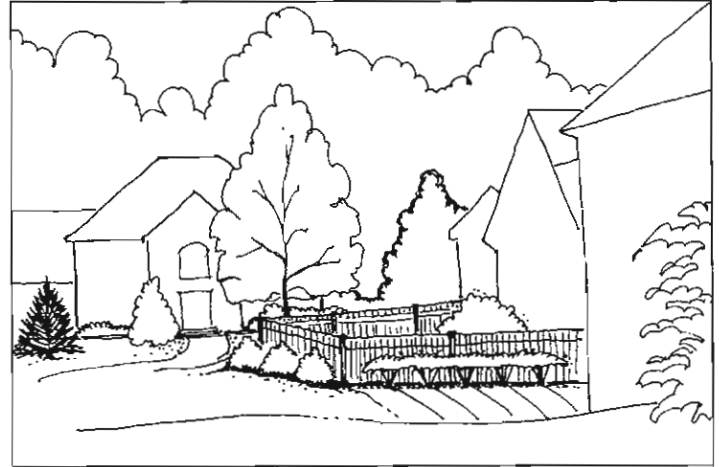
The purpose of the Tipton Lakes Design Guidelines is the protection of property values throughout Tipton Lakes. The guidelines are intended to protect the community and its aggregate value.

These guidelines address this issue by restating a set of values pertaining to the built environment of Tipton Lakes that are believed to be commonly held, and systematizes a set of constraints consistent with those values pertaining to the design and construction of fences.

An objective, defensible, and effective guidelines subsection is the intended result.



Open Space and Views contribute to the special character of Tipton Lakes.



Fences may be integrated in a way that maintains harmonious relationships among other elements of the neighborhood



Goals and Objectives of the Fence and Landscape Screen Design Guidelines

GOALS

The goal of these fence and landscape screen design guidelines is to establish an enforceable community-wide policy regarding private residential fences that considers the following:

- a) The overall spatial and viewshed characteristics of Tipton Lakes.
- b) The harmonious relationship of fences to individual houses, adjoining properties, and encompassing neighborhood Clusters.
- c) A reasonable accommodation of the privacy and security needs of individual households.
- d) A reduction in conflict between *individual* needs for privacy, security, and self expression and *community* needs for a set of shared aesthetic and social values.

OBJECTIVES

1. Retention of parts of the existing fence guidelines which are relevant and useful to the attainment of the goals listed above.
2. Clarification of existing guidelines to eliminate ambiguity and to accommodate current conditions.
3. Definition of fence categories, allowable materials, heights, locations.
4. Definition of Buildable Zones within existing individual lots for the defined categories of fences.
5. Definition of the relationship of plant materials to fences; plant material as an alternative to fencing.
6. Development of a process for agreements between adjoining lot owners for fences in-common.
7. Development of a user-friendly process for design review application submission.



Design Considerations

What is the purpose of the Fence or Screen?

The proposed purpose for a fence or screen will affect its design. Possible purposes include:

1. Boundary or space definition
2. Security (child and small pet containment)
3. Privacy
4. Enclosure of a swimming pool
5. Screening of utilities or other unsightly areas

Impact on adjoining properties and Cluster.

Consideration must be given to the impact a fence will have on visually related properties.

Compatibility with style of house

The design should be compatible with the design, scale, massing, and materials of the house with which it is associated.

Compatibility with type of house

Consideration must also be given to the type of house (detached, attached, semi-detached, zero lot line).

Character of the lot

The size and shape of the lot, as well as its relationship to adjoining properties will be a consideration in most fence designs. A fence may be more desirable on a small lot; however, consideration must be given to possible loss of views, ventilation, and a feeling of open space. Conversely, while a fence may have less impact on a large lot, excessive fencing may compromise the character of the neighborhood.

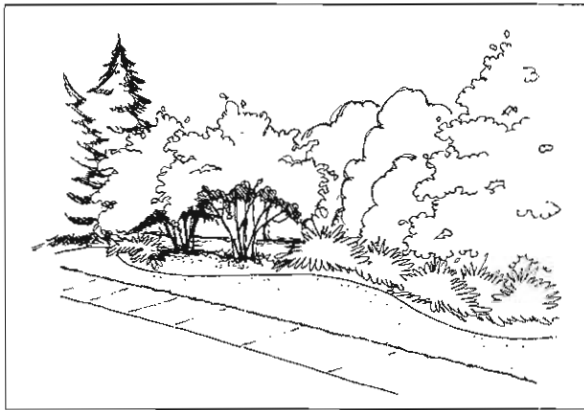
Fences are generally restricted to side and rear yards, unless allowed in front yards by a Cluster Fence Design.



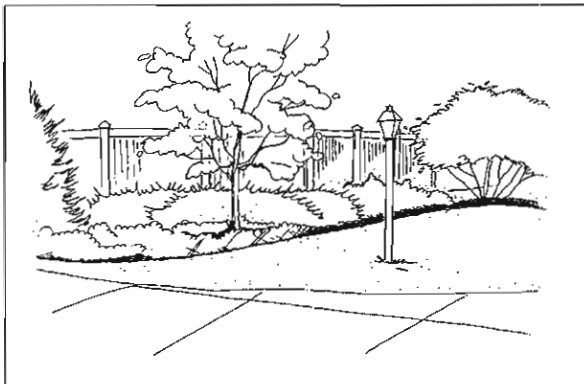
General Requirements of Fences and Screens



Formal Landscape Screen



Informal Landscape Screen



Landscape as Supplement to Fencing

Landscape as the Preferred Alternative

Formal Landscape Screen

Formal landscape screens are formed by planting shrubs or trees closely together to form a continuous mass of plant material that form a dense screen. Spacing is determined by the ultimate size of the plant material at maturity. Professional advice should be sought so that the selected plant material will achieve the desired form, yet not grow too large, requiring excessive maintenance to keep within bounds.

Informal Landscape Screen

When adequate space is available, an informal screen is more consistent with the spatial character of Tipton Lakes. A mixture of trees such as White Pine, Hemlock, Spruce, and shrub forms such as Burning Bush, Bayberry, Viburnum may be utilized. All of these plants have specific growth habits which need to be recognized and allowed for in spacing and layout before planting.

Landscape as Supplement to Fencing

Privacy fencing should be supplemented by extensive landscape planting to reduce the scale of the fence and to help blend the fence into the surroundings. A combination of shade, flowering trees and shrubs can be used to anchor fence offsets and corners. It is recommended that shrubs be planted in groups of at least 3 plants.

Landscape Maintenance

Approval of landscape plans assumes proper planting techniques and adequate maintenance to assure that the planting plan achieves its intended result and is sustained over time.



Configuration of Fence Corners

Solid privacy fences can have a massive boxed enclosure appearance which can be reduced by several special treatments at corners. At otherwise right-angled corners, the introduction of a beveled corner and addition of plant material will soften the massive look. The bevel should be at least eight feet long. Alternatively, one of the two abutting corner panels should be of an open design such as spaced lattice or a wire grid that supports vines. These alternatives are illustrated to the right:

- a. Beveled Corner: 45 degree angle of at least eight feet in length.
- b. Open Corner: minimum 8-foot length in one dimension as open (non-opaque) fencing.

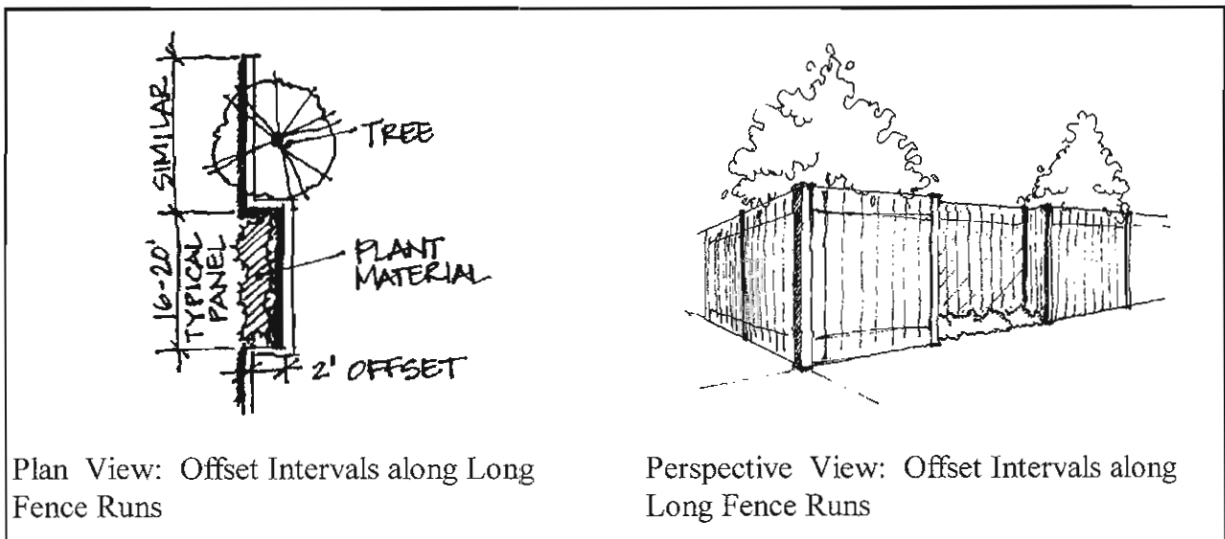
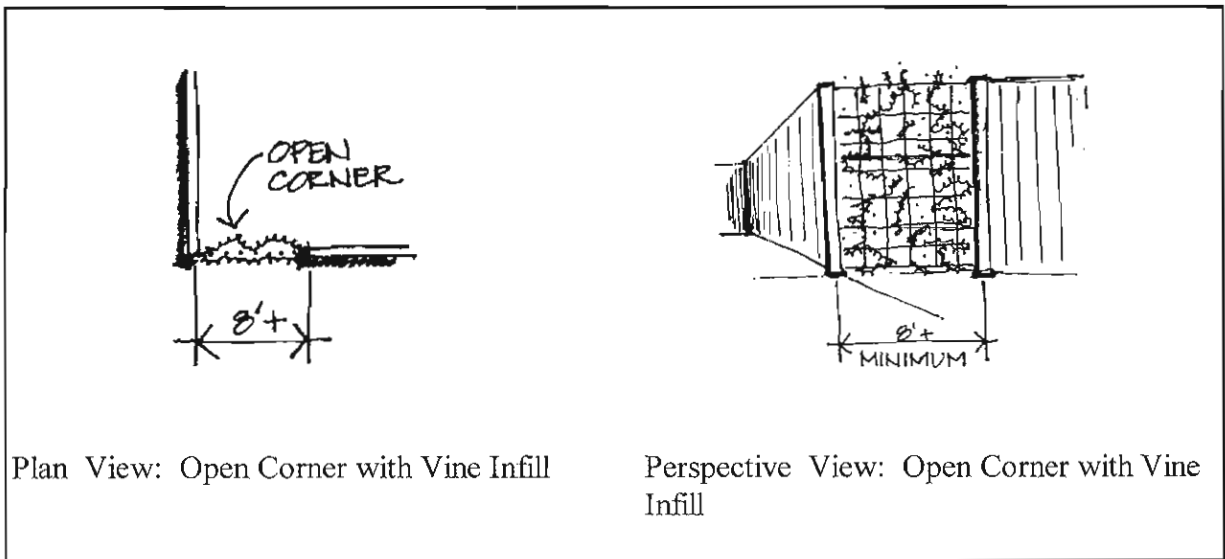
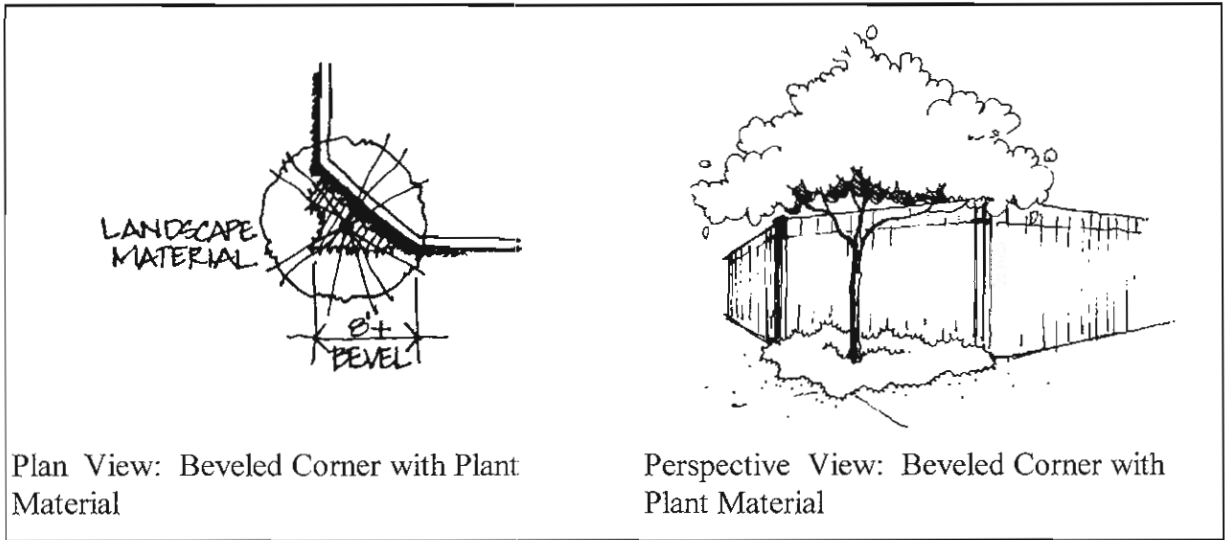
Fence Length

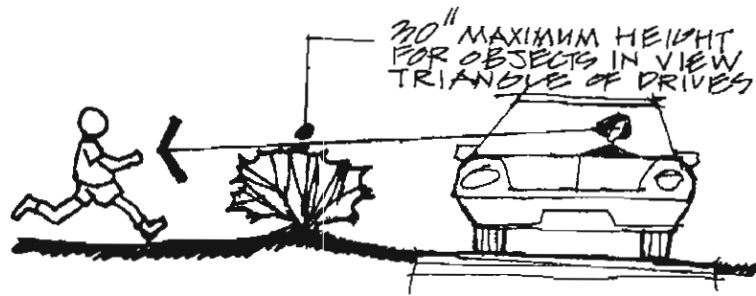
Privacy fence lengths greater than 16-20 feet are susceptible to misalignment and out-of-plumb conditions, as well as being overly imposing in scale.

To counter this condition, offsets shall be introduced at 16-20 foot intervals. Offsets should be 24 inches deep and extensively landscaped as shown on the facing page. The offsets give the fence structural rigidity, break the sight line of the straight runs, and reduce the overall scale of the installation.

Measuring the height of a Fence

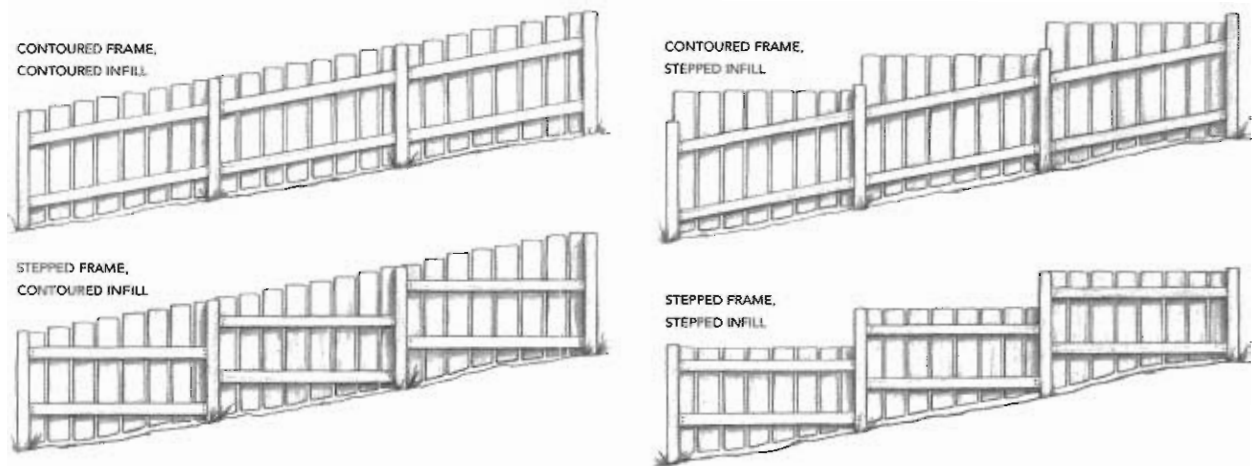
All fence heights are measured from the lowest adjacent grade where maximum fence heights are established by these guidelines. Where the grade along a fence line slopes it is generally preferred that the fence sections be in even increments to accommodate that change in grade (see "Fitting Fences to Slopes," page 16).





Sight Lines

Within driveway sight lines, allow a clear view window 30" above grade. This is a City of Columbus Zoning Ordinance requirement intended to minimize hazards associated with driveways and intersections.




Fitting Fences to Slopes

From *Wooden Fences* by George Nash (The Taunton Press, 1997)

The above illustrations show four design options for fences on slopes.



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Fence or Screen Types and Summary of Standards

The following Table provides a summary of the components critical to each fence type, and is intended to assist you in selecting the fence that best meets your needs. Keep in mind that these standards may not apply to all lot types. Lakeside lots, for example, require special consideration. Lot size, proximity of the fence to the lake, and preservation of viewsheds, will be important factors in determining fence type and design.

FENCE OR SCREEN TYPE

	<i>Allowable Location</i>	<i>Max. Height</i>	<i>Notes</i>	<i>Guidelines Page</i>
A	Landscape Screen as a preferred alternative or supplement to fencing: Any landscape material planted within Required Side and Rear Yards as a screen or supplement to fencing.			
	Within Buildable Zone	dependent on lot	7, 9	20
	Along property line(s) or within Required Side or Rear Yards	dependent on lot	2, 9	20
	In association with fencing or screening	dependent on lot	2, 9	20
B	Architectural Extension of Primary Structure: Any wall, trellis, fence or similar structure, wholly contained within the Buildable Zone and connected to, or an extension of, the primary structure.			
	Within Buildable Zone	Related to building	1, 9	21
C	Privacy Fence or Screening within Buildable Zone Any fence or landscape screen between 42” and 72” high above adjacent grade, and wholly contained within Buildable Zone.			
	Within Buildable Zone	6’ above grade	4, 5, 6, 9	23
D	Privacy Fence or Screening between Property Lines and Buildable Zone Any fence, wall, or landscape screen between 42” and 72” height above grade			
	Within Required Side or Rear Yards	6’ above grade	2, 3, 4, 5, 6, 9	23
E	Low Fence A fence not exceeding 42” above grade			
	All locations except within Required Front Yard	42” above grade	8, 9	25

NOTES:

1. Materials, scale, color consistent with architecture of house.
2. Requires Agreement between Adjoining Lot Owner(s).
3. Installation of plant material that will overhang or grow into, or significantly shade adjacent property requires Agreement between Adjoining Lot Owner(s).
4. Lengths greater than 18 feet require minimum 24 inch offset.
5. Solid fences: solid corners greater than 45 degrees are not allowed. Alternatives:
 - a. 45 degree chamfer with a minimum 8 foot length.
 - b. Minimum 8 foot gap in one dimension with non-solid fencing.
6. The height of the fence shall be determined from the lowest point of the ground on either side of the fence.
7. Plant material within driveway sight lines shall allow a viewable window between 30 inches and 72 inches above grade.
8. Unless permitted by a Cluster Fence Plan.
9. Subject to Design Review Modifications Committee approval.



Type A: Landscape as a Preferred Alternative or Supplement to Fencing

Other landscape devices can also meet the objectives of privacy, security and boundary marking that are achieved through fencing one property. A hedgerow of appropriate plant material can provide privacy in a way that is more sympathetic to the open landscape that Tipton Lakes exemplifies than a solid board fence may be.

Professional guidance should be sought such that the selected material is hardy, and that its natural growth habit is predictably constrained within boundaries and clear of structures without excessive pruning requirements. Some of the same considerations applied to fencing should also apply to plant material used as an alternative to fencing:

- Consider keeping important viewsheds open
- Consider air circulation
- Consider long term maintenance in species selection
- Consider informal arrangement of native plant materials in character with the overall landscape of Tipton Lakes.
- Avoid rigid geometric arrangement of exotic plant materials that may require excessive maintenance to sustain the desired effect.

LANDSCAPE AS SUPPLEMENT TO FENCING

Plant material should always be considered as a necessary complement and softening of fence structures. Some considerations are:

- Any privacy fence that is constructed near common lot lines or visible from public streets or paths should be concealed or veiled by appropriate plant material to reduce its visual impact on the overall landscape.
- Fence types of dissimilar scale, color, or detail, as might occur between two Clusters, should be buffered by intervening landscape material.
- Right angle corners of privacy fences, particularly near lot lines, should be chamfered and the resulting space further softened with plant material to break down the box enclosure appearance such fences represent. (See "Configuration of Fence Corners," page 14.)
- Consider softening fences by structuring them as open wood trelliage or wire grids that support vines rather than as solid structures.
- Consider use of deciduous plant material, rather than exclusively evergreen, to present a more seasonally varied landscape, one that reflects the reduced need for privacy in winter, and the increased need for light in adjoining spaces.



Type B: Architectural Extension of a Primary Structure

Definition

Fences or structured screening elements attached to and/or an architectural extension of the related house, generally consisting of the same family of cladding materials as the house, and maintained in a similar manner as the house cladding materials, and wholly contained within the buildable zone. These elements could include trellises, privacy courts, arbors, and garden rooms.

Such elements may be more architecturally assertive in color, material and scale than typical fences, if compatible with the architecture of the related house in scale and detail.

Architectural extensions occurring in the Buildable Zone of a lot are considered part of the architecture and are allowed if they meet the Design Considerations, below.

Design Considerations

The following should be considerations in fence design:

1. Purpose of fence
2. Visibility from adjoining houses and Cluster
3. Compatibility with style of house
4. Compatibility with scale of house
5. Character of lot (i.e., wooded, open, corner, interior)

Height

In the case of architectural extensions, the height must closely relate to design elements of the house. Solid fences may not exceed 72 inches in height. Open structures such as trellis work or arbors may exceed this limit if essentially open in character.

Length

The length of the architectural extension should not exceed that of the “parent” house element it is attached to, unless it is broken with an offset, indent, or other expression that keeps it in scale with the parent structure.

Scale

Materials used in the architectural extension should be similar in scale to those on the house.

Openness of Fence

Architectural fencing and screening may be of an open or closed nature, and should not be a dominant element of the property. It should not impair views, or otherwise visually disrupt its surroundings.

Material, Color and Finish

The material of the fence should relate to the house, and the Cluster. Generally, fences should be of wood, stone or brick. A coating such a stain or paint may be appropriate. The finish should be compatible the house.

Stone or brick fences may be appropriate if they relate to a material on the exterior of the house. The stone or brick fence should be compatible the stone or brick of the house, as well as relating in course type and mortar joint color and profile.

Style

The style of this type of fence should be compatible with the style of the house. A fence should be simple and should principally reflect its function (boundary definition, screen, etc.), and should not



display excessive decorative elements. The top of the fence should be flat in most cases, but may be angled or stepped to relate to the slope of the roof. Gates should be the same style as the fence.

Landscaping

Architectural extensions should be supplemented with landscaping whenever possible (see “Type A: Landscape as a Preferred Alternative or Supplement to Fencing,” page 20). The character and extent of the landscaping will depend on the design of the extension and the opportunities for the site. If visible, landscaping should be compatible with adjacent properties and the Cluster as a whole.

Location on Site

The location of this type of fence on the property will be determined in part by its function and owners needs, but must also take into consideration the impact on adjacent properties. It should be designed in a way that it has a minimal effect on view, ventilation, and other elements of a property.

Maintenance of Fences

Maintaining the property values of a community requires care in the initial design and construction of the physical elements that comprise the community, and continuing attention to the maintenance of those elements over time. *A condition of approval of any fence or screen and its related landscape is that the installation will be maintained in a like-new condition.*

Most fence maintenance problems result from inappropriate materials or deficient construction techniques. Inadequate depth or anchoring of posts lead to misalignment from wind load or frost action. Twisting and splitting boards result from inadequate fasteners or excessive spacing of framing members. Screws will hold boards to framework better than nails, and ease

maintenance replacement of boards when required. Also, rough-sawn woods will accept and retain stains more successfully than smooth finished wood. While both redwood and red cedar will weather to a uniform and still durable finish given a uniform exposure, initial application of a weathering stain or a non-filming pigmented stain will keep a wood fence in a like-new appearance over many years.

Even with proper materials and installation, however, a level of maintenance effort is still required to counter the effect of weathering over time. Periodic reapplication of the original finish, taking care to not build-up excessive thickness that can lead to flaking and peeling of the finish. Adjustment of lawn irrigation systems will avoid overspray pattern blemishes. Immediate correction of any settlement, lean, or twisting of boards will prevent more extensive repairs later as a condition worsens.

Equally important is the maintenance of any associated landscape material that is intended to supplement or take the place of a fence. Assuming initial selection of appropriate and sustainable plant material, ongoing maintenance should allow the installation to continue to be effective in its original purpose over many years. Pruning should respect the natural habit of the material. Annual mulching with aged, shredded hardwood bark will prevent weed growth, protect from mower damage, and sustain moisture levels. Watering during drought and moderate seasonal use of supplemental nutrients will also aid longevity. Should individual plants decline, they should be replaced with the same species in as close a size and placement to the original as possible.



Types C and D: Privacy Fence or Screening

Definition and Allowable Placement

Fences between 42' and 72" above grade are classified as privacy fences and may be used under certain conditions:

1. Within the Buildable Zone within front, side and rear yard setback lines (see page 3).
2. Within Required Side or Rear Yards, or on property lines back of front setback line with a joint application by adjacent property owners.
3. Per above and when fully screened from public view by landscape material or otherwise not visible from public right-of-way.

Design Considerations

Length of Fence Runs

Generally 16 to 20 feet should be the maximum run, with a 24 inch offset introduced to reduce massiveness of privacy fences (see page 15.)

Corners

Solid boxed corners should be avoided. Alternatives are:

1. 45 degree angled sections soften corners.
2. Changing an abutting section to an open style such as a trellis reduces the boxed-in appearance.
3. Plant materials can reduce the impact of boxed corners. See pages 15 and 20.

Privacy Fence Types

Shadow Box Fence

Preferred over a solid board fence; providing good privacy, air movement, and visual interest. Since front and back are the same,

there is no "backside." The texture of alternating boards and spaces overcomes the massiveness of solid fencing. The shadow lines have visual prominence over the weathering, checking, and moderate warpage that exposed wood can display and that is more apparent on a solid board fence. Individual boards should not exceed a nominal 8" width, with 6" preferred.

Solid Board Fence

A solid board fence, while appropriate in some settings and when used in limited extents, has shortcomings. It is not forgiving of less than perfect craftsmanship or material quality, or of weathering effects. To minimize checking or cupping (curving), boards should not exceed a nominal 6" width.



Gapped Board Fence

A gapped board fence uses narrower boards, between a 2" and 4" nominal width, with a 1"-2" gap that provides texture, and lessens the visual prominence of weathering effects while providing reasonable privacy and air circulation.

Trellis Fence

Spaced narrow strips of wood usually in two planes of opposite direction are a traditional fence form that offers varying degrees of privacy depending on the pattern spacing. An open pattern of 6" spacing is a good base for flowering vines, while a grid as close as 3" x 3" provides more privacy. Generally a horizontal and vertical grid is less visually discordant than a diagonal grid, and more appropriate to Tipton Lakes. Workmanship and quality of materials is important. **Trellis is not to be confused with pre-assembled lattice panels which are usually flimsy, and inappropriate unless a limited component of a more substantial assembly.**

Hybrid Board and Trellis Fence

Continuous trellis work can be applied to the back or interior side of solid or gapped board fence to introduce shadow and texture and to provide a structure for flowering vines. Likewise a vine supporting welded wire grid can accomplish similar visual reduction of a fence's mass.

Brick or Masonry Walls

Brick or masonry walls are generally too assertive for individual lot application other than as an architectural extension of the principal structure (see "Type B: Architectural Extension of a Primary Structure," page 21. They can be appropriate on a Cluster-wide scale, particularly with town house or zero lot configurations, and when broken down in scale by landscape integration and by

variations in alignment, such as was done at the outer perimeter of Harrison Green along Tipton Boulevard.



Trellis Fence



Low Fence (Child or Small Pet Containment Fence)

Definition and Allowable Placement

Fences up to 42" maximum height are classified as low fences and may be used anywhere on a lot behind the Front Building Setback Line as established either by the plat or by the Zoning District requirements, usually between twenty and thirty feet from the front property line. Low fences may not be used in the required front yard unless allowable by a Cluster Fence Plan.

Guidelines for Materials and Styles

The discussion of fence patterns and materials in the Privacy Fence section applies to low fences as well. Additional patterns and materials could include:

Picket Fences

Picket fences, often painted in assertive colors are usually associated with traditional neighborhoods, and have been successfully applied to one such Cluster in Tipton Lakes as a Cluster Fence Plan. In their traditionally detailed and brightly painted form, however, they are inappropriate to most publicly viewable spaces. Contemporary variations of picket fence, in subdued colors or natural weathering finishes can be appropriate to most Tipton Clusters. These are not generally commercially available but may be custom fabricated.

Wire Fabric Fences: welded wire grid

Several proprietary fence systems utilize closely spaced, small diameter welded-wire grid, with durable powder coat paint finishes as nearly transparent barrier fences. With the addition of landscape material, such fences can be effective for child or animal containment, while being visually unobtrusive. Certain agricultural fencing

products, such as "cattle panel" welded wire grid, can be part of a carefully designed post and rail system. These fence types can be considered on a case by case basis.

Wire Fabric Fences: chain link

The typical galvanized steel chain link fence with tubular posts has an inappropriate industrial appearance. Newer finishes such as dark vinyl coatings, and more substantial square tubing post and rail assemblies have changed the appearance of this fence type such that it may be considered for certain low fence applications in Tipton particularly **when integrated with landscape material.**

Vinyl Prefabricated Fence Systems

New products and new materials are constantly being introduced. Plastic fencing, usually replicating traditional picket or horizontal board fences, generally in white, are inappropriate for most Tipton Lake applications where smaller lots and close scrutiny of finish and detail prevail. As these products improve and color choices more sympathetic to the Tipton palette become available, they could be considered on a case by case basis.

Ornamental Iron Fencing

Wrought iron fencing, and its mass produced variants in steel or aluminum, can be considered for certain applications of limited extents, such as private space or courtyard demarcation within a townhouse Cluster. As with the vinyl fencing discussed above, this fence form could be considered on a case by case basis where it is compatible with the prevailing architectural style of a given Cluster.

