

BROADLANDS
Modifications Subcommittee Design Guidelines

Fences

General Considerations

In general, fences are not permitted in front yards and may not extend beyond the front corners of the house. Fences should be located to avoid removing existing trees or significant vegetation.

Gates shall match the design, material, color, and construction of the fence. Ornamental gates of distinctive design will be reviewed on a case-by-case basis.

Fence posts caps will be approved on a case-by-case basis. Lighted post caps are prohibited.

Wood fences may be left to weather naturally; however, if the resident desires to stain or paint their fence, or change the existing color, an application is required. If a clear preservative sealer is used an application is not required.

The finished side of a fence shall face the street or exterior of the property. Vinyl fences are permitted; however, due to the wide variance in vinyl fence construction and material quality, compliance with the specific requirements listed below is required.

Specific Guidelines

Open Style Fencing

- For **single-family detached** lots there are four approved “open” style wood fences: estate, paddock, split rail, and open picket (**See fence styles & specifications**). The fence design should be consistent and compatible with the other approved fences in the neighborhood.
- For **single-family detached** lots there are two approved “open” style metal fences, each with the option of a lower “puppy panel” section: (**See fence styles & specifications**). All fencing is required to be black and must be maintained to prevent rust or oxidation. Similar fence styles will be considered on a case-by-case basis.
- “Open” property-line fences shall be installed to slope with the grade. All vertical members must be straight and plumb. Horizontal must be parallel with one another.
- Open type fences shall be no taller than 48”. Any wire mesh must be heavy gauge (galvanized, black, or dark green) with a square or rectangular weave and installed on the inside of the fence and must not extend above the top rail. “Chicken wire” or light gauge wire mesh is not permitted.

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- Loudoun County Code requires open style fences to have mesh installed on the outside of the fence when serving as the only enclosure for a swimming pool. Existing open style fences to enclose a pool approved prior to July 14, 2009 shall be allowed to install the mesh on the outside of the fence when a swimming pool is installed. Any applications for a pool after this date that includes a perimeter fence shall not use mesh wire on the fence to meet county code.
- Chain link fencing (including vinyl-covered) is not allowed.
- Fencing on corner lots must adhere to building line requirements as identified on the respective plat for each corner lot. Fencing on corner lots cannot encroach within the side yard building restriction line. In all cases, sight distance easements or such other easements and/or conditions applicable to the subject lot shall be honored.

Solid or Semi Solid Fencing

- Only solid privacy fencing is permitted for townhouse rear yards.
- Fences for townhouse lots should be consistent with standards established by the builder and the criteria below for specific sections.
- Solid privacy fencing may be permitted in certain situations for rear or side yards for single family detached homes along a major four lane road.
- The maximum height of privacy fencing shall be consistent with standards established by the builder in each townhouse section. Higher fencing may be approved by the Subcommittee in special situations impacted by the topography.
- All fence tops (for solid privacy-type fences) shall be level and not slope with grade.
- Depending upon the fence design and topography, fence bottoms for solid types of fences shall either be level to match the top or may slope to follow the grade if the grade is severe.
- Tops of fences should have a substantial cap board. All vertical members must be straight and plumb. Horizontal members must be parallel with one another.
- Any solid or semi-solid rear or side lot fencing permitted for **single family detached** homes along a major four lane road shall be uniform and shall conform to the standard fence design throughout Broadlands. Such lot line fencing should have at least one 3' jog or off-set within each lot in order to prevent long lines of straight fencing.
- Where appropriate in **single family attached** and **multi-family** projects, front yard, patio privacy fencing shall be reviewed on a project-by-project basis.

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Vinyl Fencing

- Vinyl fences for single family detached lots must comply with the four approved “open” style fences.
- The Broadlands Homeowners Association has selected ASTM-F964-02 (“Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Exterior Profiles Used for Fencing”) as our guidelines for quality and construction. Fences should comply with this standard.
- Fences that do not meet the ASTM standard will be considered on a case-by-case basis. At a minimum, the following requirements will apply:
 - Only white vinyl fences will be approved; no other color is allowed.
 - Ultra-Violet (UV) protection using at least 10 pph (parts-per-hundred) of Titanium Dioxide (TiO₂) or equivalent.
 - Must contain impact modifiers to inhibit breakage.
 - The exclusive use of adhesive to assemble the fence is prohibited; metal fasteners, when they must be used, shall be stainless steel and hidden from view when installed.
 - Fence posts shall have a solid core for increased stability.
- Vinyl-Clad Fences (a thin vinyl layer over metal, wood, or other material) are prohibited due to the wide variation in cladding thickness.
- Vinyl Fences shall NOT be painted. Any deterioration or excessive yellowing with age will require replacement of the fence.

Invisible Fences

- The installation of underground invisible dog fences that are located entirely within the homeowner’s lot, and which does not affect neighboring lots, do not require approval.
- Invisible fence containment systems must be set back at least five (5) feet from the sidewalks and/or ten (10) feet from the street (if no sidewalk is present).

Guidelines for Single Family Homes in Overland Park

Fence Standards - Section 26, 28, 30 – Van Metre Homes

Rear yard and interior side yard fencing is restricted to “picket” designs. These may include the “Nantucket” (**See Nantucket fence illustration**) fence design, or any other picket fence design approved by the Broadlands Modifications Subcommittee. Fencing shall be 42” in height. All fencing is required to be white. Fencing may be either white vinyl or wood painted white.

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Homeowners shall submit side and rear yard property line fencing to the Modifications Subcommittee for review and approval.

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Fence Standards - Section 26, 28, 30 – Washington Homes

Fencing for Washington Homes units is restricted to the builder-approved style – 6’ white vinyl. The builder supplied fencing will be in the rear courtyard area only. If the resident would like to extend the fencing into the side yard, it must be set back a minimum of 6’ from the front corner of the unit.

Homeowners shall submit side yard property line fencing to the Modifications Subcommittee for review and approval.

Guidelines for fence standards - Section 23 – Hillside

- Fence gate must be a minimum of 52” wide for Broadlands lawn service to get mowers into rear yard.

Guidelines for Townhomes by Section

Solid Fence Standards for Section 202 – Van Metre Townhouses

- Fence gate must be a minimum of 52” wide for Broadlands lawn service to get mowers into rear yard.

Fence Submission Requirements

- Application form signed and dated.
- Description of the project.
- Provide a copy of the property plat showing the house, patios/decks, existing fences, accessory structures, significant vegetation, property lines, and easements. The proposed fence and gate(s) location must be drawn on the plat.
- Photographs showing the house and proposed fence location(s).
- A drawing or photograph of the fence design, including dimensions, materials, color, and gates.
- Fencing color sample or photo of stain color, as applicable.
- A landscape plan showing proposed plantings, as applicable.
- Additional submission requirements for **Vinyl** Fences:
 - Specific fence manufacturer selected
 - Model selected
 - Specification sheet from the manufacturer