

**CITY OF MIAMI  
HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD  
DESIGN GUIDELINES  
SPRING GARDEN HISTORIC DISTRICT**

**FENCES, WALLS, AND HEDGES**

**Purpose and Intent**

A majority of properties within the Spring Garden Historic District were enclosed with fences, walls, or hedges at the time of historic district designation. Many of the enclosures are compatible with the historic character of the district, but too many others are incompatible in terms of size, scale, design, materials, and texture and detract from the appearance of the neighborhood. Because all permitted fences, walls, and hedges are "grandfathered in" and may remain in place, it is appropriate to encourage their replacement with a more appropriate design.

Fences, walls, or hedges are considered to be an essential amenity by a vast majority of neighborhood residents. Unlike many neighborhoods, the residents of Spring Garden use their front yards for a variety of purposes, most of which require an enclosure. Many of these houses are set back a considerable distance from the front property line and have small back yards. In addition, a dog in the front yard is the typical security system in the neighborhood.

The intent of the guidelines is to permit fences, walls, or hedges that are compatible with the historic and architectural character of the historic district, as well as the individual property. It is intended that such enclosures promote visibility from the street to the historic buildings.

**Location**

Fences, walls, or hedges shall be permitted along the front, side, and rear property lines, or in a location parallel with the front facade of the building. Any such "parallel" fences, walls, and hedges shall be set back at least 1' behind the front facade of the building and shall be placed so as not to interfere with any architectural features.

## **Height**

### **Between the front facade of the building and the sidewalk**

Fences within the R-1 zoning district shall not exceed 5' in height. Fences within the R-3, O, and C-1 zoning districts shall not exceed 6' in height. Solid masonry walls shall not exceed 3' in any zoning district, although they may be topped with a fence to equal the maximum permitted height. Hedges shall not exceed 3'.

### **Set back behind the front facade of the building**

Fences, walls, or hedges shall not exceed 6' in height in any location behind the front facade of the building.

## **Materials**

### **Between the front facade of the building and the sidewalk**

Walls and fences between the front facade of the building and the sidewalk shall be either metal picket or masonry or a combination thereof. CBS walls shall be designed with some degree of visual interest. Some traditional types of wood fences may be appropriate for frame buildings. Chain link fences shall not be permitted. All fences, walls, or hedges shall be compatible with the architectural character of the subject property and the historic district.

### **Set back at least 1' behind the front facade of the building**

Fences along property lines may be of any material if not visible from the public right-of-way.

## **Exceptions**

Exceptions to the guidelines may be authorized if said exception is historically appropriate to a particular property or if unique circumstances can be demonstrated.