

Berryville – Clarke County
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B E R R Y V I L L E
EST. 1798 *Genuine* VIRGINIA

BERRYVILLE PLANNING COMMISSION

Regular Meeting

Tuesday, October 28, 2025 – 7:00 p.m.

101 Chalmers Court – Main Meeting Room – Second Floor

AGENDA

1. Call to Order – William Steinmetz, Chair
2. Approval of Agenda
3. Approval of Minutes – August 26, 2025 and October 28, 2025
4. Public Hearing:

A text amendment to ARTICLE III – SUPPLEMENTARY REGULATIONS SECTION 303 – FENCES, 303.3. of the Berryville Zoning Ordinance to amend the height of fences in front setbacks in residential zones and in front setbacks for residential uses in commercial zones.

5. Citizens Forum
6. Planning Update
7. Other
8. Adjourn

Harry Lee Arnold, Jr.
Mayor

Erecka L. Gibson
Vice Mayor

William Steinmetz
Ward 1

Council Members
Paul Perez
Ward 2

Grant Mazzarino
Ward 3

Ryan Tibbens
Ward 4

Keith R. Dalton
Town Manager

Planning Commission Agenda Item Report Summary

November 25, 2025

Item Title

Public Hearing – Zoning Ordinance text amendments for fences

Prepared By

Terry Russell

Background/History/General Information

A text amendment to ARTICLE III – SUPPLEMENTARY REGULATIONS SECTION 303 – FENCES, 303.3. of the Berryville Zoning Ordinance to amend the height of fences in front setbacks in residential zones and in front setbacks for residential uses in commercial zones.

Fences are regulated by **Section 303 – Fences** of the Berryville Zoning Ordinance. Fences may be located along property lines up to a height of six feet. In some cases fences this height cause the front yards of adjacent properties to feel too enclosed and may cause a vision obstruction for vehicles exiting the adjacent properties. In other jurisdictions fences tend to be lower in height in front yards than in rear yards. A maximum height of 4 feet is common in other jurisdictions. The following proposes amended language that would lower the maximum height of fences to 4 feet in front setbacks.

ARTICLE I – DEFINITIONS

* * *

SECTION 102 – SPECIFIC TERMS

* * *

fence - A barrier, usually made of posts and wire, boards, or masonry, intended to prevent escape or intrusion or to make a boundary. Trees, shrubbery, or other foliage does not constitute a fence under this definition.

* * *

ARTICLE III – SUPPLEMENTARY REGULATIONS

* * *

SECTION 303 – FENCES

303.1 No fragile, readily flammable material such as paper, cloth, or canvas shall constitute a part of any fence, nor shall any such material be employed as an adjunct or supplement to any fence.

- 303.2** No fence shall be constructed within two (2) feet of any right-of-way line **(12/98)**, except on corner lots as set forth in Section 302.
- 303.3** Fences shall not exceed a height of six (6) feet, except that fences shall not exceed a height of four (4) feet in front setbacks in residential zones and in front setbacks for residential uses in commercial zones, as measured from the top-most point thereof to the ground or surface, along the center line of the fence, in a commercial or residential zone, except on corner lots as set forth in Section 302.
- 303.4** Fences in commercial zones shall not exceed a height of six (6) feet, as measured from the top-most point thereof to the ground or surface, along the center line of the fence, except on corner lots as set forth in Section 302. The Planning Commission may approve fences of up to ten (10) feet in height on a case-by-case basis. **(12/98)**
- 303.5** Fences surrounding industrial sites, public playgrounds, institutions, or schools may not exceed a height of fourteen (14) feet.

Findings/Current Activity

Staff has received concerns from citizens regarding the height of fences in front yards in some locations. It is common in local jurisdictions to restrict fences to lower heights in front yards to prevent vision obstructions for vehicles and other security considerations, while providing higher height limits in rear yards to enhance privacy.

Schedule/Deadlines

N/A

Other Considerations

N/A

Recommendation

Staff recommends that the Planning Commission recommend that the Town Council approve the Zoning Text Amendment as proposed.

Sample Motion

I move that the Planning Commission of the Town of Berryville, VA recommend that the Town Council of Berryville, VA approve a text amendment to ARTICLE III, SUPPLEMENTARY REGULATIONS, of the Berryville Zoning Ordinance, Section 303.3 as follows: a Fences shall not exceed a height of six (6) feet, except that fences shall not exceed a height of four (4) feet in front setbacks in residential zones and in front setbacks for residential uses in commercial zones, as measured from the top-most point thereof to the ground or surface, along the center line of the fence, in a commercial or residential zone, except on corner lots as set forth in Section 302.

The Winchester Star

Legal Notices

Legal Notices

BERRYVILLE PLANNING COMMISSION PUBLIC HEARING NOTICE

The Berryville Planning Commission will hold the following public hearing at 7:00 p.m., or as soon after as this matter may be heard, on Tuesday, November 25, 2025, in the Main Meeting Room, Second Floor, of the Berryville/Clarke County Government Center, 101 Chalmers Court, Berryville, Virginia to consider the following:

A text amendment to ARTICLE III – SUPPLEMENTARY REGULATIONS SECTION 303 – FENCES, 303.3. of the Berryville Zoning Ordinance to amend the height of fences in front setbacks in residential zones and in front setbacks for residential uses in commercial zones.

Copies of the applications, amendments, and maps may be examined at the Town Business Office, Berryville/Clarke County Government Center (101 Chalmers Court), First Floor, Berryville, Virginia during regular business hours. Additional information may be obtained by calling Community Development Director Terry Russell at 540 955-4081. Any person desiring to be heard on this matter should appear at the appointed time and place.

The Town of Berryville does not discriminate against disabled persons in admission or access to its programs and activities. Accommodations will be made for disabled persons upon prior request.

By order of the Berryville Planning Commission
Keith R. Dalton, Town Manager