

# Appeal of Screening Hedges 5 Vinje Ct. and 9 Vinje Ct.

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AUGUST 10, 2023

ZONING BOARD OF APPEALS

# Background

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Complaints submitted to Zoning

Inspector visited properties and identified screening hedges over 6' limit

Notices of Violation issued

Appeal filed

# Photos from Inspection

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# Photos from Inspection

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# Maximum Screening Height

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(a) Height in Residential Districts .

- 1. The maximum height of a screening fence or screening hedge within required interior side and rear setbacks in a residential zoning district shall not exceed six (6) feet. An ornamental fence or ornamental hedge may exceed six (6) feet in height. A screening fence or screening hedge of up to eight (8) feet in height may be placed on a district boundary line between a residential district and a mixed-use, commercial or employment district, or where adjacent to a public utility or public service use.

MGO 28.142 (11)(a)1.

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MGO 28.142 (11)(a)1.

# What is a Screening Hedge?

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Hedge . A row of closely planted shrubs or low-growing trees, forming a boundary or barrier, installed to enclose, screen or separate areas.

Hedge, Screening . A hedge that is more than fifty percent (50%) opaque.

Hedge, Ornamental . A hedge that is no more than fifty percent (50%) opaque.

MGO 28.211

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- Definition intended to include a variety of trees and shrubs that can meet this definition. Inclusive, rather than exclusive.
- The same height limit applies to both screening fences and to screening hedges. Lawmakers decided that they didn't want Madison to allow tall solid walls of fences or hedges between residential properties.



# Trees in the Zoning Ordinance

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In the zoning code, trees that are shorter at their mature height are “ornamental trees.”

In the zoning code, the term “low-growing trees” is unique to the hedge definition. Its intent is to specify trees with low-growing branches that can “enclose, screen or separate areas.”

# Definition + Regulation

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2022 Aerial  
Photograph





9 Vinje Ct





9 Vinje Ct





9 Vinje Ct





9 & 5 Vinje Ct





5 Vinje Ct





5 Vinje Ct



# Screening Hedges Over 6' Tall Prohibited

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