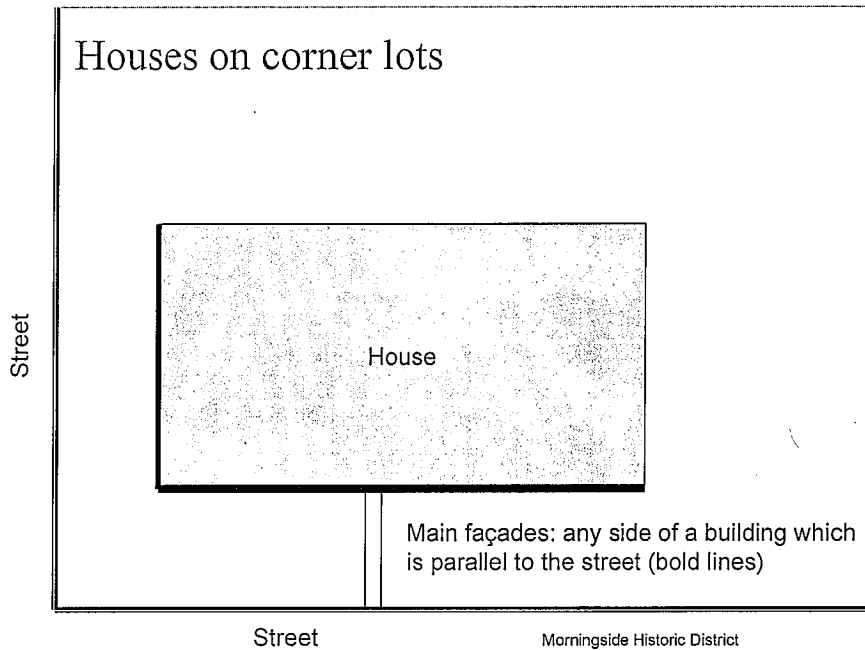


Approved Changes to the
Morningside Historic District Guidelines
Effective March 2008

I. Definitions.

Enclosure: Any fence, gate, wall or hedge that fully or partially encloses property or otherwise obstructs the view of the house from the street.

Main Façade: Any side of a building which is parallel to the street.



II. General Guidelines.

A. LOCATION.

Enclosures may not be located in front of a main façade, or along any front property lines, excluding side lots as provided in Section III below. Ground cover plant materials or low hedges may be used to line a walkway from the street to the home but the planting or hedge material may not exceed 3 feet.

An enclosure that extends from the side of the home (parallel to a street) must be set back at least one foot from the façade.

Enclosures are allowed along side property lines or along back property lines.

B. MATERIALS.

1. Fences may be wrought iron, galvanized iron, or similar heavy metal, and shall be a dark color, such as black or green. Fences must be metal picket so as to be able to be seen through. No solid screening may be affixed to the metal pickets.

2. Walls may be masonry. If the wall has intermittent piers, metal picket grilles may be placed on top of the masonry walls between the piers. The metal picket grille shall be included in determining the total height of the wall.

3. A solid wood fence may be used along side property lines or along the rear property line, but may not be used along a side property line which is parallel to a sidewalk or street.

4. Hedges which are planted behind a metal picket fence or wall must still comply with the required height guidelines. This includes any other planted materials that would create a solid visual screen.

C. HEIGHT.

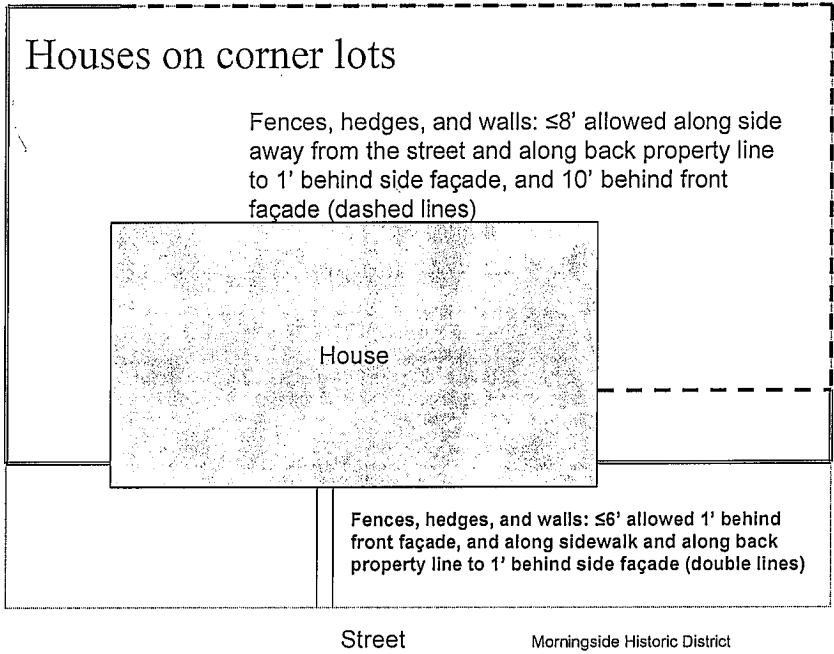
1. An enclosure which extends from the side of the home out towards the side property line may not exceed the height of 6 feet (and must be at least one foot behind the façade). If the enclosure extending from the side of the home towards the side property line is set back 10 feet or further from the façade of the building, the enclosure may be 8 feet in height. Enclosures at the side property lines and at the rear property lines may be 8' in height, except as provided in Section III below regarding side property lines.

2. Heights of fences, walls, gates and hedges shall be measured from the ground level up. Decorative scroll work or additional fencing above a masonry wall must fall within the designated heights.

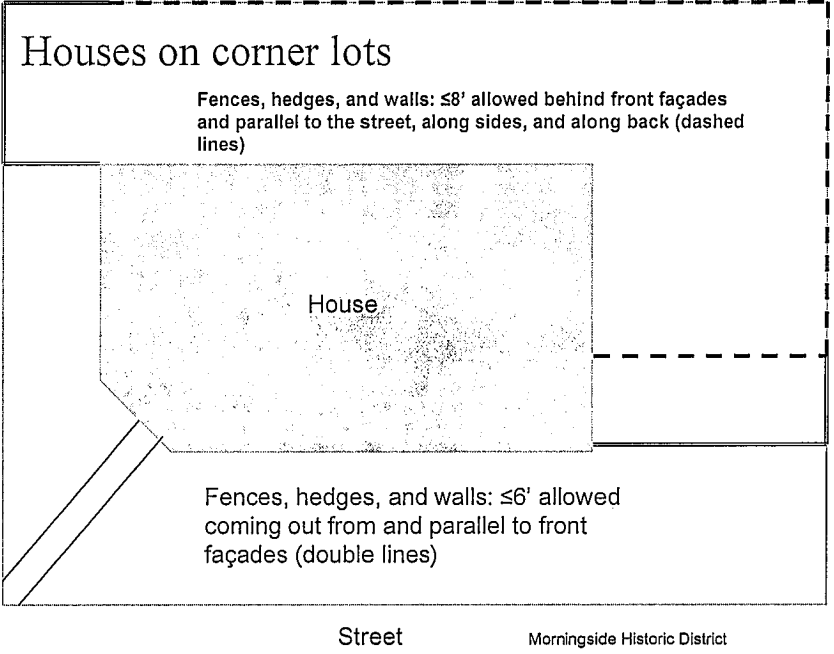
III. Specific Guidelines.

A. Corner Lots.

For houses with the front entrance oriented towards the street. Enclosures may extend from each side of the façade with the front door towards the side property lines, must be at least one foot behind the front façade and may be a maximum of 6' in height. If the enclosure adjacent to the adjoining property is located at least 10' behind the side of the façade with the front door, the height may be a maximum of 8'. The height of the side property line enclosure between two properties may be a maximum of 8' along the side and a maximum of 8' along the back property line to a point which is 1' behind the secondary main façade, (the façade which faces a street, but which does not contain the front door). The height of the enclosure along the remaining segment of the back property line may be a maximum of 6' high. The height of the side property line enclosure which runs along the sidewalk may be no higher than 6'. For corner lots with historic walls already existing, additional enclosures (such as hedges) may be placed behind the wall and may not exceed a height of 6' (with exceptions made for large side yards or unimproved lots, see section B.)

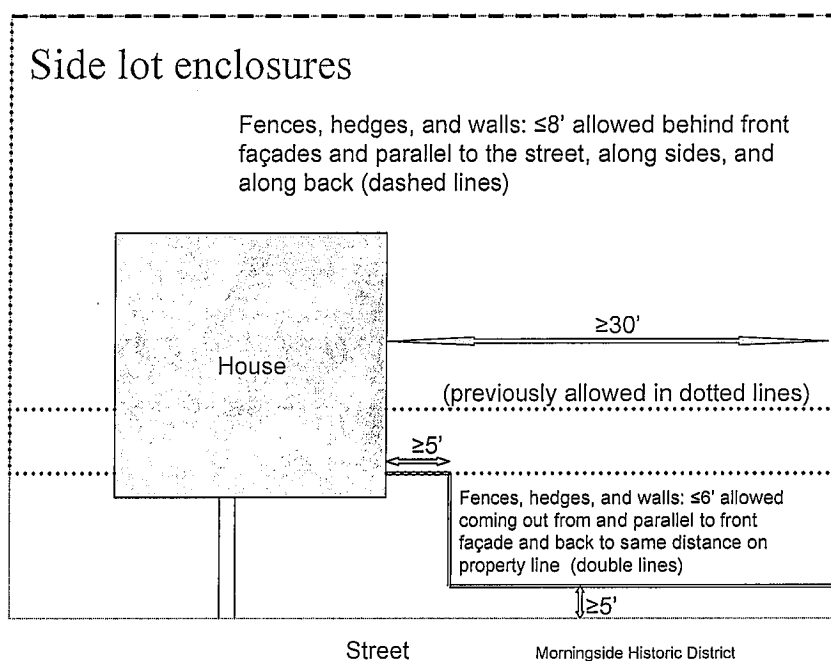


For homes with the front entrance oriented towards the corner. An enclosure may extend from a corner of the house (the far corners from the front doorway) towards the sidewalk or adjacent property and may be a maximum of 6' in height. An enclosure that extends towards the sidewalk and/or runs parallel to a sidewalk or street and is at least 10' behind the main façade, may be a maximum of 8' in height. The height of the enclosure along the side property line may rise to a maximum of 8' at a point 10' behind the façade of the building. (with exceptions made for large side yards or unimproved lots, see section B). The height of the enclosure along the back property line may rise to a maximum of 8' at a point 1' behind the façade of the building.



B. Large Side Yards/ Unimproved Lots

For those properties which include an unimproved lot, or a side yard, extending at least thirty (30) feet from the wall of the house to the side property line, the unimproved lot or side yard may be enclosed. The enclosure of the side yard must be located a minimum of 1' behind the front façade, and extend away from the house a minimum of 5'. The front portion of the enclosure must be a minimum of 5' from the front property line. All enclosures along the sidewalk(s) and to a point 10' behind the front façade shall be no greater than six feet in height.



IV. Applicability.

All applicable general rules regarding visibility or sign lines for vehicular traffic at corners and driveways shall supersede these guidelines.

V. "Grandfathered" Conditions.

Walls, chain link fences, hedges or other landscaping feature which were already in place at the time of Morningside's designation (1984) are "grandfathered" and do not have to be removed. If these features are removed, any new enclosure shall conform to these guidelines.

VI. Exceptions.

Exceptions may be made to any of these guidelines, and authorized by the Historic and Environmental Preservation Board (HEPB) if said exception is historically appropriate to a particular property or if an extenuating circumstance can be demonstrated.