



# Design Code: Section 3

## *Fallbrook Fencing Code*



Revised April 2019







## Residential fencing is an important part of the landscape at Fallbrook.

Therefore, it is crucial that standards be set to regulate and maintain the overall appearance of the neighborhood. Fences are intended to define private areas associated with individual residences. In relation to quality, scale, and detailing, their design must coordinate with the design of the individual residence.



## Standard Lots (S-Lots)

### SPECIFICATION

**Manufacturer:**

Ameristar Fence

**Type:** Echelon Plus

Aluminum Fencing, or  
Echelon Plus Puppy Panel  
Aluminum Fencing, or  
Montage Steel Fencing

**Style:** Majestic

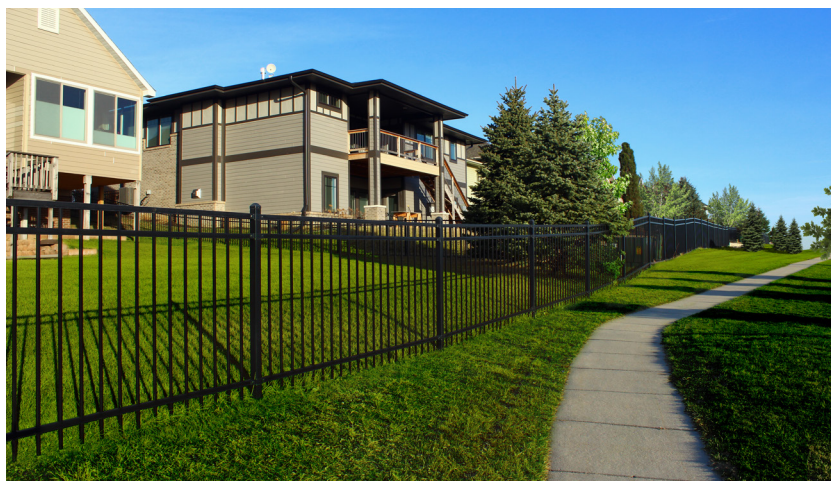
**Coating:** Maintenance  
Free, Polyester Powder  
Coating

**Color:** Black

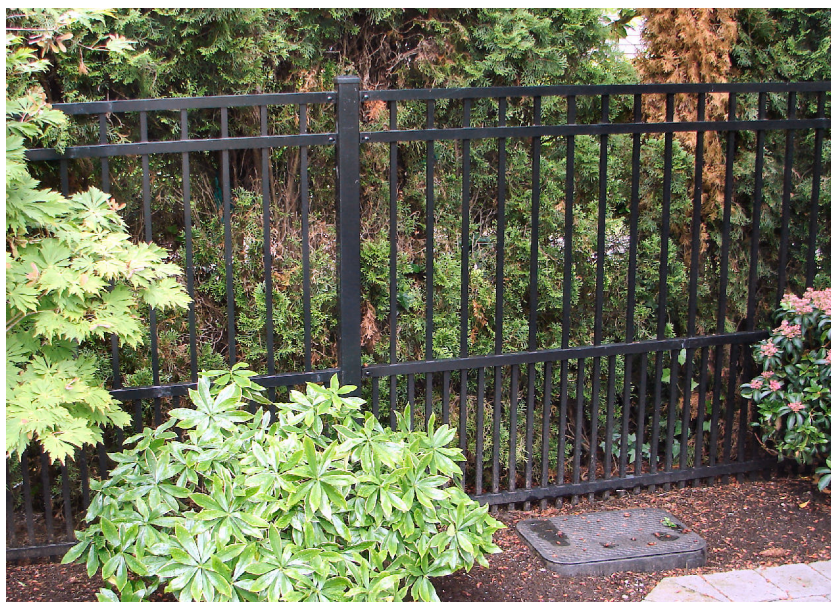
**Height:** 5 Feet

**Railing:** Three Rail System

Ameristar Fencing is  
available through local  
fencing companies  
including:  
American Fence  
Company Bender Fencing  
Empire Fence  
Outback Fence  
Superior Fence



*Black Echelon Plus Aluminum Fence*



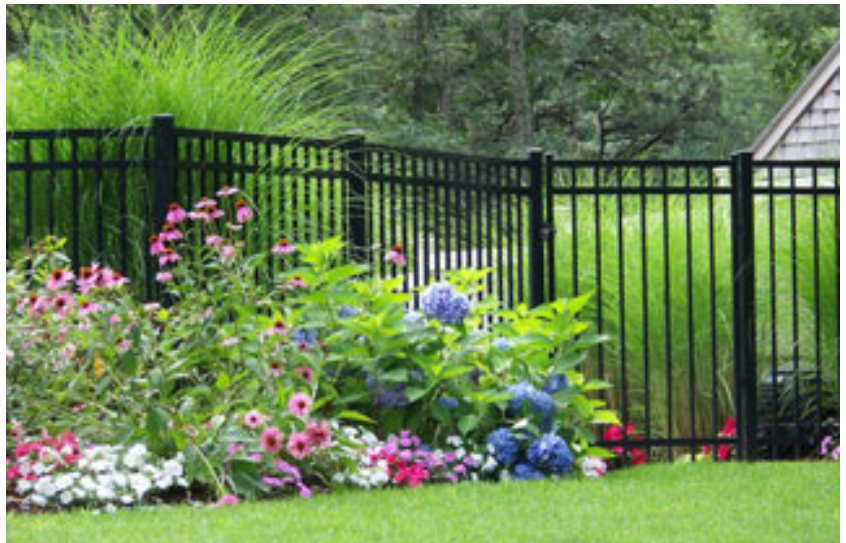
*Black Echelon Plus Puppy Panel Aluminum Fence*



## Standard Lots (S-Lots)

### LOCATION

**Required:** Any new installed fence or replacement fence in Fallbrook on all Standard (S-Lots) are required to use this fence.



*Black Echelon Plus Aluminum Fence*



*Vinyl fence —NOT ACCEPTABLE*



*Wood fence —NOT ACCEPTABLE*



## Parkway Lots (P-Lots)

### SPECIFICATION

**Manufacturer:**

Ameristar Fence

**Type:** Echelon Plus

Aluminum Fencing, or  
Echelon Plus Puppy Panel  
Aluminum Fencing, or  
Montage Steel Fencing

**Style:** Majestic

**Coating:** Maintenance  
Free, Polyester Powder  
Coating

**Color:** Black

**Height:** 5 Feet

**Railing:** Three Rail System

Ameristar Fencing is  
available through local  
fencing companies  
including:  
American Fence  
Company Bender Fencing  
Empire Fence  
Outback Fence  
Superior Fence



*Black Echelon Plus Aluminum Fence*



*Masonry columns encouraged on P-Lots*



## Parkway Lots (P-Lots)

### LOCATION

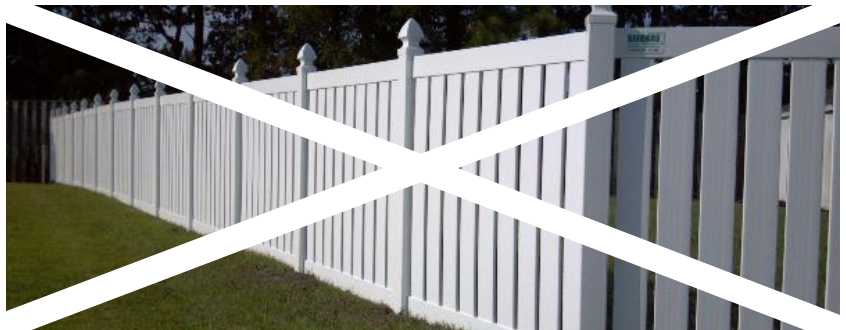
**Required:** Any new installed fence or replacement fence in Fallbrook on all Parkway (P-Lots) are required to use this fence.



*Masonry columns encouraged on P-Lots*



*Painted wood fence —NOT ACCEPTABLE*



*Vinyl fence —NOT ACCEPTABLE*



## New Urbanism Lots (NU-Lots)

### LOCATION

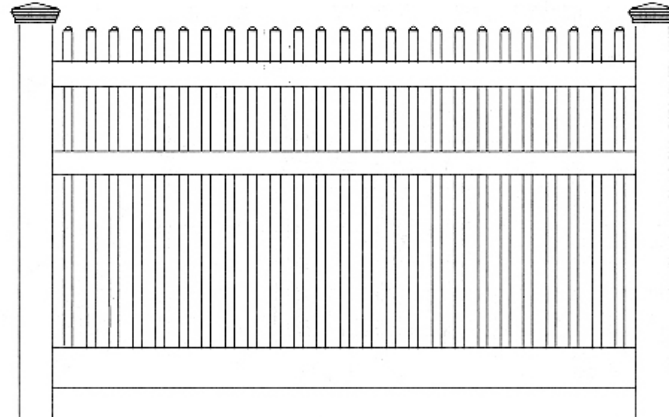
**Required.** All fences shall be constructed at a distance of at least four (4) feet behind a line extending from the wall plane of the residence closest to the street.

### HEIGHT

**Required.** Fences constructed on NU-Lots shall not be over five (5) feet tall.

### EXCEPTION

NU-Lots on Tallgrass Pkwy are required to use the same black fence as Standard and Parkway lots.



*5'-0" vinyl fence with 1-3/8" pickets*



*4'-0" vinyl fence with 1-3/8" stepped pickets*



## MATERIALS

**Required.** All yard fences shall be constructed from vinyl, while garden and path walls shall be made from the pre-selected palette of masonry products.

## COLORS

**Required.** All vinyl fences on the NU-Lots shall be white.



*Vinyl fencing is the only acceptable material on NU-Lots*



*Wood fencing or colored vinyl fencing—NOT ACCEPTABLE on NU-Lots*

## VISIBILITY

**Required.** Fences shall not be fully opaque solid. Privacy fences may be opaque solid up to four (4) feet in combination with picket or lattice designs.

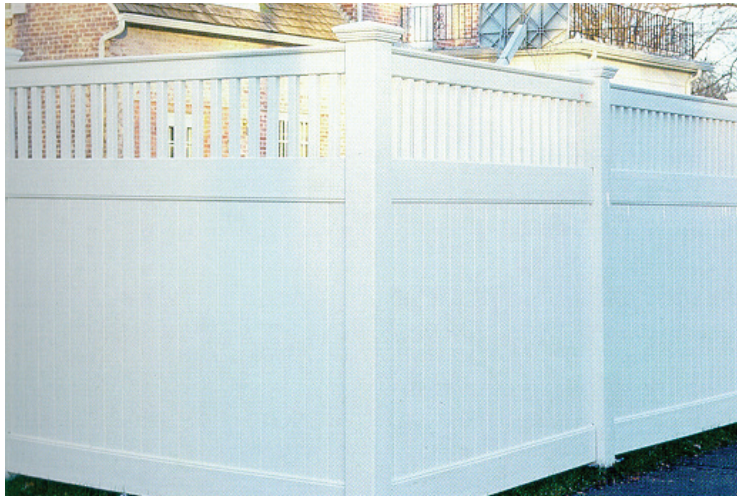
## PICKET SIZE

**Required.** The following picket sizes will be allowed on NU-Lot fences:

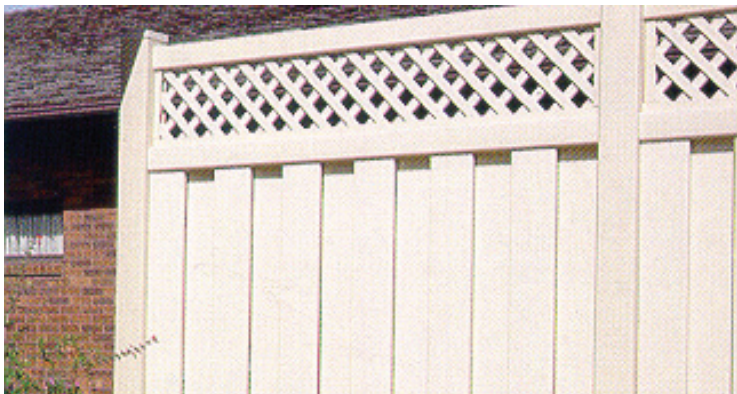
3/4" x 1-1/2"

1-3/8" x 1-3/8"

1-3/4" x 1-3/4"



*Acceptable privacy fencing - solid opaque to 4'-0" with pickets above*



*Acceptable privacy fencing - solid opaque to 4'-0" with lattice above*



*3" wide pickets—NOT ACCEPTABLE*



## FENCE STYLES

**Required.** The spindle, wrought iron, closed scallop, and inverted scallop picket styles shall not be permitted.

The gothic, ball, pyramid, and molded decorative cap are allowed on fences occupying a NU-Lot.



*The closed scallop picket style fence—NOT ACCEPTABLE*



*The spindle picket style fence—NOT ACCEPTABLE*



*Examples of acceptable cap styles*

## ARBORS AND GATES

Arbors and gates constructed of the same material as fencing are encouraged for NU-Lot residences.



*Examples of white vinyl arbors and gates acceptable for NU-Lots.*



### DEVELOPMENT OFFICE

570 Fallbrook Boulevard, Suite 110  
Lincoln, NE 68521  
402.434.7444 • fallbrookusa.com