



**INTER-OFFICE COMMUNICATION**

**TO:** Zoning Division Staff, and Interested Parties

**FROM:** Jon MacGillis, Zoning Director, ASLA *JPM*  
Melissa Matos, Principal Site Planner, Permitting/Landscape

**DATE:** June 30, 2021 (*supersedes June 15, 2021 Memo*)

**RE:** Measurement of Landscape Buffer Planting Widths with a Wall or Fence

**Department of Planning,  
Zoning & Building**  
2300 North Jog Road  
West Palm Beach, FL 33411-2741  
(561) 233-5000

Planning Division 233-5300  
Zoning Division 233-5200  
Building Division 233-5100  
Code Enforcement 233-5500  
Contractors Certification 233-5525  
Administration Office 233-5005  
Executive Office 233-5228  
[www.pbcgov.com/pzb](http://www.pbcgov.com/pzb)

The purpose of this memo is to provide clarification on how to measure minimum landscape buffer planting widths when a wall or fence is proposed within any landscape buffer; either Right-of-Way, Incompatibility, or Compatibility.

In order to ensure consistent application of regulations until the Unified Land Development Code (ULDC) is amended, Art. 7, Landscaping, Table 7.D.4.D., "Requirements for a Wall or Fence in a Landscape Buffer", Note 3, has been interpreted to provide measurement of the planting width from the midpoint of the wall or fence to both the exterior (property line) and interior edge of landscape buffer.

**Table 7.D.4.D – Requirements for a Wall or Fence in a Landscape Buffer**

Minimum Requirements	R-O-W	Incompatibility	Compatibility
<b>Setback for the Wall or Fence</b>	10 feet from the edge of the ultimate R-O-W or base building line, whichever is applicable. (1)	10 feet from the edge of the property line.	No setback required. Allow to be located along the property line or inner edge of the buffer.
<b>Planting Width</b>	7.5 feet on both sides of the wall or fence, or 10 feet if a wall with continuous footer is used. (2)(3)	7.5 feet on both sides of the wall or fence, or 10 feet if a wall with continuous footer is used. (2)(3)	7.5 feet on one side of the fence. If a wall is installed, 10 feet on one side of the wall. (2)(3)
<b>Berm</b>	If a continuous berm is proposed, the wall may be located on top of the berm.	If a continuous berm is proposed, the wall may be located on top of the berm.	No requirement.
<b>Canopy Tree Planting</b>	75 percent of required trees shall be located along the exterior side of the wall or fence. (4)	75 percent of required trees shall be located along the exterior side of the wall or fence. (4)	No percentage requirement.
<b>Shrub Planting</b>	Shrubs shall be planted on both sides of the wall or fence.	Shrubs shall be planted on both sides of the wall or fence.	No percentage requirement.
[Ord. 2018-002] [Ord. 2019-005]			
<b>Notes:</b>			
1.	Unless waived or reduced by the County Engineer, provided there remains a minimum of seven and one-half feet clear for planting. [Ord. 2018-002]		
2.	No easement encumbrances. [Ord. 2018-002]		
3.	If a wall is installed, the minimum width of the landscape buffer shall be increased to have sufficient area for the required planting. [Ord. 2018-002]		
4.	Percentage of required trees to be located on the exterior side of the wall or fence may be reduced subject to a Type 1 Waiver for Landscaping. [Ord. 2018-002]		

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If you have any questions regarding the application of this code provision, contact me at 561-233-5234 or Melissa Matos, Principal Site Planner at 561-233-5035 or [mmatos@pbcgov.org](mailto:mmatos@pbcgov.org).

JM/jg

Hard Copy: Zoning Director File

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