

**490 N. Lakeshore Drive  
James Reuland**

**Proposed Conditional Use Permit: Accessory Structures (Entry Pillars)**

**Review**

The applicant is seeking Conditional Use Permit approval, as described in Section 18-166(d) to allow for the construction of two entry pillars located in the setback area that would exceed the maximum 4' height allowance.

According to the submitted application, the pillars are proposed to be located a minimum of 4' from the front property line. The 36"x36" pillars are proposed to be 5'-6" in height (lighting fixture on top of base) and constructed out of stone. Attached to the pillars will be 10' long decorative gates that will be non-operable and in a fixed open position.

Submitted photos depict the approximate aesthetic details of the BASE ONLY of the proposed constructed entry pillars.

The applicant is required to complete and submit a full building application to include electrical details.

**CODE REFERENCES:**

18-166 Fencing Standards: (c) Location. Fences are permitted anywhere on a lot but no fence shall be located closer than four feet to the front property line or street right-of-way, whichever is closest to the primary structure. No fence shall be permitted within the minimum shoreyard setback as set forth in this article. Fences may be located on any property line abutting a side or rear yard setback. Any and all fences shall be erected and constructed so as to locate visible supports and other structural components toward the subject property.

18-166 Fencing Standards: (d) Maximum height. Fences shall not in any case exceed a height of six feet. Furthermore, fences shall not exceed four feet in height within the setback area, except with the granting of a conditional use permit per section 18-246.

**NOTE:**

Proposed lighting shall be down lit and shielded in order to ensure compatibility with village character and to regulate the spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity of a light source in order to promote traffic safety and to prevent the creation of nuisances. Outdoor night lighting fixtures shall preserve and enhance the area's dark sky while promoting safety, conserving energy, and preserving the environment for astronomy.

**Recommendation**

Professional Staff recommends the following:

- The overall height of the structures (entry pillars) shall not exceed 6' as measured from existing grade to the top of its highest point.
- The pillars shall be located a minimum of 4' from the front property line or road right-of-way, whichever is closest to the primary structure, as required in Section 18-166(c) of the Fontana Municipal Code.
- Lighting fixtures shall be down lit and shielded.
- Building, electric & zoning permits shall be completed, submitted, and paid for in full within ten (10) days of the date of this approval.
- All outstanding cost recovery fees billed to date applicable to this project shall be paid prior to the issuance of any building & zoning permits. This condition does not alleviate the applicant from any cost recovery fees not yet billed.
- An as-built survey shall be required depicting the location and height of the completed pillars.