

ARTICLE 8.00

WALLS AND FENCES

Section 8.01 Obscuring Walls And Fences

Where permitted or required by this Ordinance, obscuring walls and fences shall be subject to the requirements in this Section. An obscuring wall or fence is one where more than fifty (50%) percent of the vertical surface is opaque so as to obstruct vision or prevent observation of activities enclosed in the fence.

A. Location

Required obscuring walls and fences shall be placed inside and adjacent to the lot line except in the following instances:

1. **Underground Utilities**

Where underground utilities interfere with placement of the wall at the property line, the wall shall be placed on the utility easement line located nearest the property line.

2. **Front Setback Requirements**

Where this Ordinance requires conformance with front setback standards in the STR and LC districts, the Planning Commission may modify or waive the wall or fence requirements provided the intent of this Section is complied with.

B. Time of Construction

Wherever construction of an obscuring wall or fence is required adjacent to residentially zoned or used property, the wall shall be installed prior to the beginning of site grading and general construction, except where such activity would result in damage to the wall or fence, in which case the wall or fence shall be constructed as soon as feasible after construction commences and prior to beneficial occupancy of the site.

C. Wall and Fence Specifications

1. For the uses and districts listed below, an obscuring wall or fence may be used as all or part of required screening along property lines that abut land zoned CA, STR, RR, SR, MDR, HDR, MR, or MR-2 district or a PD parcel that is used for residential purposes. The height of the wall or fence shall be measured from ground level adjacent to the wall or fence, provided that fill shall not be permitted for the purpose of achieving a higher fence than otherwise would be permitted.

Wall and Fence Specifications		
Proposed Use	Obscuring Wall or Fence Height Requirements	
	Minimum	Maximum
Off-Street Parking	4.5 feet	8.0 feet
Office or Commercial District	4.5 feet	8.0 feet
Industrial District	6.0 feet	12.0 feet
Utility Buildings, Substations	6.0 feet	8.0 feet

- Chainlink fence with slats shall not be permitted as a required obscuring wall or fence.

D. Substitution or Waiver

As a substitute for a required obscuring wall or fence, the Planning Commission may approve the use of other existing or proposed living or man-made landscape features (such as closely spaced evergreens) that would produce substantially the same results in terms of screening, durability, and permanence. Any such substitute screening shall comply with the applicable requirements in Section 7.02. The Planning Commission may waive the requirements for an obscuring wall or fence upon making the determination that:

- The adjoining residential district is in transition and will become nonresidential in the future, or
- Existing physical features provide adequate screening, or
- The abutting residential district is a sufficient distance (at least two hundred (200) feet) from the area or district to be screened so that the Planning Commission determines the screening is unnecessary to meet the intent of the Ordinance, or
- The abutting residential district is separated from the area or district to be screened by an arterial or collector road.

E. Non-Required Fences in Non-Residential Districts

Fences, other than required obscuring walls and fences, shall be permitted in non-residential districts, subject to the following conditions:

- Location**
Fences shall be permitted in the rear or side yard of non-residential districts, provided that no fence shall extend closer toward the front of the lot than any portion of the principal structure. These restrictions shall not apply to agricultural uses.
- Height**
Fences in non-residential districts shall not exceed eight (8) feet in height in the office or commercial districts or twelve (12) feet in height in the industrial districts.

Section 8.02 Fences And Walls in Residential And Agricultural Districts

A. Fences in the RR, STR, SR, MDR, HDR, MR and MR-2 Districts

Fences in the RR, STR, SR, MDR, HDR, MR and MR-2 Districts or in a residential PD District may be located in the required side or rear yard subject to the following requirements:

1. **Maximum Height**
The maximum height shall be six (6) feet for fences located in the rear or side yard and no closer to the front lot line than the front wall of the principal building.
2. **Location**
No fence shall be permitted closer to the front lot line than the front wall of the principal building.
3. **Fences on Corner Parcels**
On corner lots the following regulations shall apply on the yard facing a road:
 - a. A six (6) foot high fence shall be permitted provided it does not extend closer to the street than any portion of the principal dwelling.
 - b. A thirty (30) inch high fence may be erected in the setback area, provide that any such fence shall be non-obscuring in design.
 - c. An obscuring fence not more than six (6) feet in height shall be permitted in a side or rear yard setback that does not front on a road.
4. **Exemption**
Fences on parcels which are greater than two (2) acres in area, or which are not within the boundaries of a recorded plat or condominium shall be subject to the requirements for the CA District, Section 8.02.B.

B. Fences in the CA District

Fences in the CA District may be located in the required front, side and rear yard subject to the following requirements:

1. **Maximum Height**
The maximum fence height shall be eight (8) feet.
2. **Fence Design**
Fences over four (4) feet in height in the required front setback shall be non-obscuring in design.

C. Fences that Enclose Public Areas

Fences which enclose public parks, playgrounds, or similar public areas located within a developed residential area shall not exceed six (6) feet in height, measured from the surface of the ground. No greater than twenty-five (25) percent of the vertical surface of such fences shall be opaque so as to obstruct vision.

D. Walls in Residential and Agricultural Districts

Walls shall be permitted only in the side or rear yards of residential and agricultural districts, subject to the following requirements:

1. General Standards

The maximum wall height shall not exceed six (6) feet, measured from ground level adjacent to the wall, provided that fill shall not be permitted for the purpose of achieving a higher wall than otherwise would be permitted.

2. Walls on Corner Parcels

On corner parcels, walls shall not be permitted to extend closer to the road than any portion of the principal building.

E. Entranceway Structures

1. Entrance to Residential Developments

Residential subdivision entranceway structures, such as walls, columns or gates which mark the entrance to a single family subdivision or multiple family development, shall be permitted in the required setback area, provided that:

a. Entranceway structures shall not exceed eight (8) feet in height.

b. Entranceway structures shall not be located in the existing or planned right-of-way and shall be setback so as not to obstruct the clear vision area.

c. Such structures shall not restrict emergency vehicle access.

Section 8.03 General Fence and Wall Standards

A. Corner Clearance

Walls and fences shall comply with the specifications for maintenance of clear vision in Section 3.09.F of this Ordinance.

B. Wall, Fence and Gate Materials

Walls shall be constructed of durable materials that are architecturally compatible with the materials used on the facade of the principal structure on the site, such as face brick, decorative block, or poured concrete with simulated brick or stone patterns.

Fences shall consist of materials commonly used in conventional fence construction, such as wood or metal. Razor wire shall not be permitted. Fences that carry electric current shall be permitted only in conjunction with an agricultural use, provided that any such fence shall be set back at least 18 inches from all property lines. Barbed wire may be permitted in non-residential districts, provided that the barbed wire is at least six (6) feet above the ground as a cradle on top of the fence. Wood fences shall be constructed of redwood, cedar, or No. 1 pressure-treated wood, or similar durable wood-like materials.

C. Finished Appearance

If, because of the design or construction, one side of a fence or wall that is located on the property line or within two feet of the property line has a more finished appearance than the other, the side of the fence or wall with the more finished appearance shall face the exterior of the lot, except in the CA District.

D. Obstruction to Use of Adjoining Property

No fence or wall shall be erected where it would prevent or unreasonably obstruct the use of adjacent property, nor shall a fence or wall be erected where it would obstruct or prevent the continued safe use of an existing driveway or other legal means of access to adjacent property. In enforcing this provision, the Zoning Administrator may require a fence or wall to be set back a minimum distance from a driveway or property line.

E. Fence and Wall Maintenance

Fences and walls shall be maintained in good condition. Rotten, crumbled or broken components shall be replaced, repaired, or removed. As required, surfaces shall be painted, stained, or similarly treated.