Demolition Supplement 2

- **Sec. 6.8. - Fences, Walls, and Hedges.**

A. **Purpose and Intent.** The purpose and intent of this section is to regulate the location, height, and appearance of fences and walls to maintain visual harmony within neighborhoods and throughout the City, protect adjacent land from the indiscriminate placement and unsightliness of fences and walls, and ensure the safety, security, and privacy of properties.

B. **Applicability.**

1. *General.*

a. Unless exempted in accordance with paragraph 2 below, the provisions of this section shall apply to all construction, substantial reconstruction, or replacement of fences or walls not required for support of a principal or accessory structure, and to any other linear barrier intended to delineate different portions of a lot.

b. Fences to control windblown particles required by Section 6.15.E, Pollution, Hazard, and Nuisance Controls, shall comply with the standards in that section.

2. *Exemptions.* Temporary fences for construction sites, sand fencing in beachfront areas, tree protection fencing, or major sports, promotional, or entertainment events are exempted from these standards, but shall comply with any building Code or other applicable City standards.

3. *Permit Required.* All fences and walls subject to these standards shall obtain a building permit (see Section 3.4.S, Building Permit).

4. *Existing Development.* The standards in this section apply to the repair or replacement of 50 percent or more of any permanent wall or fence existing on March 1, 2015.

C. **General Standards.** All fences, walls, and hedges subject to the standards in this section shall comply with the following:

1. *Configuration.* All fences and walls shall be constructed with quality materials and workmanship. Fences and walls shall be built plumb and sturdy enough to withstand typical wind loads and stresses.

2. *Location.*

a. Except to the extent specifically provided otherwise, fences, walls, and hedges shall be permitted in any required yard.

b. Chain link fences are prohibited between the front lot line and the front of the structure in all districts.

c. Fences or walls serving multifamily or nonresidential development and adjacent to public rights-of-way shall be located behind any required landscape or buffer yard area. Fences or walls located along interior side or rear lot lines may be placed atop the property line with required plantings located inside the fence or wall.

d. Walls shall not be allowed above any City public utility infrastructure, or where their foundation might impact such infrastructure. Fences shall not be located above the City's public utility infrastructure where they might prevent the operation and maintenance of the City's public utility main, or where their foundations might impact such mains.

3. *Barbed Wire Fencing.*

a. Barbed wired fencing is prohibited in all zoning districts except industrial districts.

b. In industrial districts, barbed wire fencing is not permitted along arterial or collector streets, and shall be set back at least three feet from the right-of-way.

4. *Height.*

a. Except as specifically provided otherwise in this Code, fences and walls shall not exceed four feet in height along and between the front lot line and the front of the structure, and shall not exceed six feet in height elsewhere on the lot.

b. In the Industrial districts, a six-foot-high masonry wall is permitted in the front yard for site screening, provided that there are no negative impacts as determined by City staff.

c. Chain link fences located behind the front of the structure shall not exceed eight feet in height in the Industrial districts, and shall not exceed six feet in height in all other districts.

d. Only tennis courts, basketball courts, and similar recreational facilities may be enclosed in vinyl coated chain link fence exceeding six feet in height.

e. Wrought iron fences in any zoning district shall not exceed six feet in height except for columns, which may extend up to 12 inches above the fence height.

f. Hedges shall not exceed six feet in height along and between the front lot line and the front of the structure, and shall not exceed eight feet in height elsewhere on the lot.

5. *Temporary Fencing.* Except for fencing associated with an active construction site, temporary fencing shall not remain in place for longer than 60 days.

6. *Additional Requirements May Be Imposed.* Additional restrictions on the height or location of fences, walls, or hedges may be imposed by City staff where necessary for purposes of vehicular and pedestrian safety.

D. **Additional Standards Along Major City Thoroughfares.** In addition to the standards in Section 6.8.C, General Standards, fences and walls located within a front yard abutting or within 25 feet of a principal arterial street right-of-way shall comply with the following standards:

1. Fences and walls shall be located a minimum of five feet from the front property line and behind any required setback or landscaping. The area between the right-of-way and the fence or wall shall be landscaped in accordance with Section 6.4, Landscaping.

2. Fences and walls shall be a maximum of six feet high.

3. Fences and walls shall be of a design consistent with the architectural theme of the site as developed, and shall be compatible with adjacent land and the neighborhood. Materials may be wood, masonry, wrought iron, aluminum, concrete, or durable plastic.

4. Wooden fences shall be constructed of pressure treated pine, cedar, or cypress. Plywood, particle board, or similar wood materials are prohibited. The finished side shall face outward, and stringers and posts shall not be visible from the outside.

5. Walls shall be masonry, stone, or brick construction. Masonry walls shall have a stucco finish or a textured manufactured finish such as "fluted" block. Plexiglas panels may be used for walls around pool decks.

6. Fence or wall colors shall be matte finish earth tones, matte black, matte white, or pastels with a minimum matte white content of 90 percent. Colors shall complement the primary color of the development and shall not be so extreme in contrast or intensity that the color competes with the building for attention or acts as a sign.

E. **Retaining Wall Standards.**

1. Nothing in this section or this Code shall be construed to prohibit or prevent the erection of a retaining wall on any property where the wall does not adversely affect the natural flow of surface water or create any other adverse effect on adjacent or adjoining land or development.

2. If a six-foot-high screening wall is required where it would be atop a retaining wall, the screening wall may be modified or waived to allow an alternative size or type of screen to be installed above the retaining wall which satisfies the screening function.

3. A retaining wall along a property perimeter adjacent to a public right-of-way shall be constructed of stone, brick, or other decorative surface, or shall be screened by landscaping.

F. **Screening Wall and Hedge Specifications.**

1. Required screening walls shall be six feet high. The lower four feet shall be solid-faced construction; the upper two feet may be solid-faced, open-faced, or ornamental construction with at least 50 percent opacity. The exterior surface of the wall shall be painted or stuccoed to industry standards to protect the wall from moisture absorption and to enhance appearance. The exterior color of the wall shall be an earth tone.

2. Required screening fences shall be solid face construction of pressure treated pine, cedar, concrete, or cypress materials. Plywood, particle board, or similar materials are prohibited. Fences required by Section 6.15.E, Pollution, Hazard, and Nuisance Controls, shall be constructed with a stockade-style solid face. The color of the fence shall be natural wood or an earth tone stain or paint.

3. Required screening hedges for nonresidential uses adjacent to residential uses shall be at least three feet high at the time of planting, and shall be of a species capable of attaining a six-foot-high dense screen at maturity.

4. The top of all fences and walls shall be level, and all posts shall be set perpendicular to the top. On sloping sites, the top of the fence or wall shall be stepped with a maximum step height of 24 inches, and the maximum height shall not be exceeded.

G. **Maintenance.** Walls and fences shall be maintained at the proper height and density in a plumb and upright position free of any defects, damage, and discoloration.

H. **Construction Within Easements.**

Demolition Supplement 2

1. Permission to build a fence upon a utility easement does not remove the obligation of the owner of the fence to remove the fence upon demand of the utility company. The owner of the fence shall remove and rebuild the fence at the owner's expense.

2. The owner of a fence shall be responsible for the design, construction, and maintenance of the fence, and the fence shall not interfere with utility lines or normal drainage.

3. Where a fence is to be placed in an easement containing underground utilities, the owner or occupant shall sign a release indemnifying the City from any damages for removal of the fence and damage to the fence as a result of the need to repair or replace said utilities.

4. Walls are not permitted in any public utility easement without the written permission of the Utilities Department.

(Ord. No. 16-26, § 1(Exh. A), 1-20-2016)