

FENCE REGULATIONS (1106.02)

Location: Unless otherwise required, all fences permitted shall be located:

1. Up to but not on property lines;
2. A minimum of one foot from any public sidewalk;
3. A minimum of 10 feet from the street edge or curb;
4. In a manner that complies with vision triangle standards (Section 1106.04);
5. A minimum of eighteen (18) inches from an underground utility access structure; drainage structure; telephone, electric, cable television or gas pedestal; or in any manner that would interfere with the maintenance for these utilities;
6. In a manner which does not block access to above ground utility access structures or fire hydrants;
7. A minimum of two inches above finished grade if located in a drainage swale or a drainage easement; and
8. In a manner which does not inhibit the function of storm drainage structures.

Height

1. The maximum height of fences or walls shall be as detailed per district in Table 1106.02(A).
2. Fences, hedges, or walls required to surround and enclose public utility and recreational facilities are exempt from height limitations.

Figure 1 Lot Fence and Wall Configuration



Table 1106.02(A): Maximum Fence and Wall Height

Property Line	Districts			
	<i>R-1, R-2, R-3</i>	<i>C-1, C-2, C-3</i>	<i>I</i>	<i>O, PI</i>
Front [6]	4 feet [1]	18 inches [3] [4]	4 feet [3]	6 feet [1]
Street Side [2] [5]	4 feet [6]	18 inches [3] [4]	4 feet [3] [6]	6 feet [6]
Interior Side	6 feet	6 feet	8 feet	6 feet
Rear	6 feet	6 feet	8 feet	6 feet

Notes

[1] No vision-impairing fence or wall greater than 18 inches shall be located within 20 feet of a street right-of-way line.

[2] No fence shall be located within the triangular area formed by the intersection of the street property lines, extending 25 feet from the intersection point.

[3] Fences and walls shall not be located within 20 feet of a public right-of-way.

[4] Refer to Section 1104.06(M) for regulations addressing fences for outdoor dining areas in front yards.

[5] An administrative adjustment (Section 1112.04) may be approved for a 6-foot fence, provided the fence is set back at least 20 feet from the street right-of-way.

[6] An administrative adjustment (Section 1112.04) may be approved for a 6-foot fence in through lots, provided the fence is setback at least 10 feet from the street right-of-way.

Fence Material

Table 1106.02(C): Allowed Fence and Wall Materials				
Key: ● = Allowed; ○ = Allowed with Administrator Approval Only; Blank = Not Allowed				
<i>Allowed Material</i>	<i>R-1, R-2, R-3</i>	<i>C-1, C-2, C-3</i>	<i>I</i>	<i>O, PI</i>
Masonry	●	●	●	●
Stone	●	●	●	●
Decorative Metal	●	●	●	●
Architectural Block	●	●	●	●
Stucco on Masonry	●	●	●	●
Stained or Painted Wood	●	●	●	●
Wood Composite	●	●	●	●
Vinyl/PVC	●	●	●	●
Coated Chain Link without Slats or Inserts [1]	●	●	●	●
Coated Chain Link with Slats or Inserts [2]			○	○
Barbed/Concertina Wire			○	○
Curved/Spear Tip			●	
Above Ground Electrified [3]			●	
Waste Materials				
Corrugated Metal			○	
Other as Approved by the Planning Director	○	○	○	○
Notes				
[1] Prohibited in the front and street side yards of R-1, R-2, R-3, and O districts.				
[2] Only allowed along interior side and rear yards when facing other industrial uses.				
[3] Permitted only with approval of the Planning Director.				

Opacity

1. The maximum opacity of fences or walls shall be as detailed per district and yard in Table 1106.02(D).
2. Fences, hedges, or walls required to enclose public utility or recreational facilities are exempt from opacity requirements.

Table 1106.02(D): Maximum Fence and Wall Opacity				
Property Line	District			
	<i>R-1, R-2, R-3</i>	<i>C-1, C-2, C-3</i>	<i>I</i>	<i>O, PI</i>
Front [3]	50%	100% [1]	100% [1]	N/A
Street Side [2] [3]	50%	100% [1]	100% [1]	N/A
Interior Side	100%	100%	100%	100%
Rear	100%	100%	100%	100%
Notes				
[1] Fence and wall up to 4 feet in height shall be allowed, provided it is at least 20 percent opaque.				
[2] If facing the front yard of a residential lot(s) across the street, front yard standards shall apply.				
[3] 100% opacity may be approved as an Administrative Adjustment (Section 1112.04) in instances where the fence is a minimum 20 feet from the right-of-way.				

Garden Fences

- 1) **Height.** Garden fences shall not exceed a height of six feet in front and street side yards, and eight feet in interior side and rear yards.
- 2) **Setback and Location.**
 - a) Garden Fences in front and street side yards shall be set back a minimum of 20 feet from the right-of-way line in residential lots.
 - b) Fences eight feet in height in interior side and rear yards shall comply with the principal building setbacks.
- 3) **Opacity.**
 - a) Fences in front and street side yards shall not exceed 20 percent opacity.
 - b) Fences in interior side and rear yards may be 100 percent opaque.
- 4) **Materials.** Garden fences may be constructed from wire mesh, welded wire, or other comparable materials.
- 5) **Maintenance and Duration.** Garden fences may be temporary or semi-permanent, provided they are maintained in good repair and condition.

Other Requirements

Fence Post Orientation. All fences shall be constructed with the fence posts facing the fence installer's property, except in the following cases:

- 1) If an existing fence on adjacent property is in place with the posts facing outward, the fence installer may construct the new fence with the posts facing outward toward the adjacent fence.
- 2) If an existing fence occupies only a portion of a property line, the new fence shall be constructed with the posts facing outward along the entire length of the property line where the fence is permitted.

Neighboring Fence Tie In. Fences may be constructed in conjunction with an adjacent neighbor's fence, provided that both property owners enter into a written agreement allowing for the connection of the fences. The written agreement shall be submitted to Planning Director for approval prior to construction.

Exceptions for temporary or “snow” fences. Temporary Fences, including “snow” fences, may be erected for limited periods as described below.

- 1) **Material.** Temporary fences may be constructed of wire, mesh, or similar materials if they are installed in a professional manner, do not present a safety hazard, and are maintained in good repair and condition.
- 2) **Length of Tenure.** Temporary fences in place longer than the periods specified below shall be considered permanent fences and shall meet all requirements of permanent fences.
- 3) **“Snow” Fences.**
 - a) Snow fences may be present for no longer than five months of the year. Snow fences shall be removed during the months of April, May, June, July, August, September, and October.
 - b) Snow fences do not require a permit as long as they meet all other relevant requirements of this code.
- 4) **Other temporary fences.**
 - a) Other temporary fences may be present without a permit for purposes including construction, safety, screening of utilities, etc. for up to three months if they meet all other requirements of this code.