

Chapter 16.44 - Fences, Walls, and Hedges

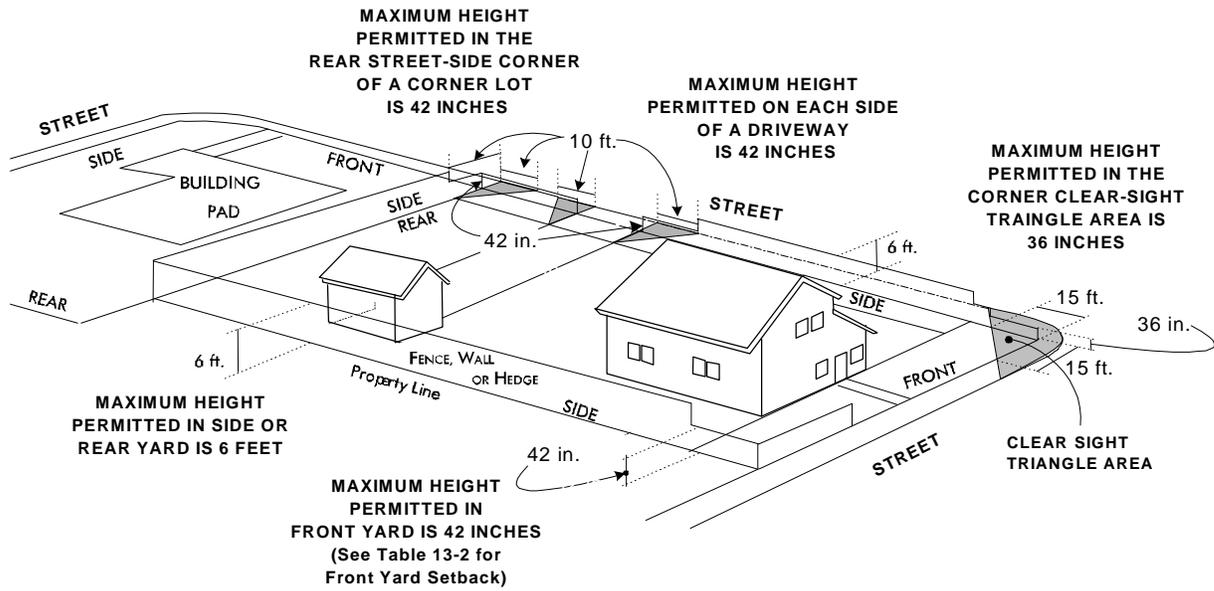
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16.44.010 Purpose and Intent

The City recognizes the need and desire of property owners to establish fences, walls, and similar barriers on their properties to prevent trespass, ensure the safety of persons, and protect materials stored on a property. The City also recognizes that erecting and maintaining such fences, walls, and similar barriers in a neat, functional and safe condition improves property appearance and works toward City goals of achieving an overall quality community aesthetic. The standards contained in the Section are established toward these ends.

16.44.020 Maximum Height

- A. The maximum permitted height for any fence, wall, or hedge in any **front yard** will be 42 inches.
- B. The maximum permitted height for any fence, wall, or hedge in any **side or rear yard** will be 6 feet, measured from the base of the fence at the lowest adjacent ground level of the property (see Figure 44-1), except:
 1. Within a 10-foot by 10-foot, 45° triangle on each side of a driveway on the side property line a 42-inch fence, wall, or hedge is permitted (See Figure 46-1).
 2. Within a 10-foot by 10-foot, 45° triangle at the rear street-side corner of a corner lot, a 42-inch fence, wall or hedge is permitted.
- C. The height of any fence, wall, and hedge within any Clear-Sight Triangle area will be restricted as specified in Section 16.40.050 (Clear Sight Triangle Area).



*Figure 44-1
Fence Heights*

- D. Retaining walls and fences may exceed the maximum permitted height if required to do so for slope retention purposes, subject to review and approval by the City Engineer and Planning Director. Retaining walls over five feet in height must be stepped.

16.44.030 Electric, Barbed Wire, and Razor-Edged Fences

A. Electric Fences

Aboveground electrified fences will not be permitted anywhere in the City.

B. Barbed Wire and Razor-Edged Fences

1. Barbed wire, razor-edged, and similar fencing materials will be permitted only in the rear and side yards of properties in the O, A-1, R-A, C-G, C/LI, LI, I and KO zones.
2. In the O, A-1, and R-A zones, the following will apply:
 - a. On parcels one acre or larger, barbed wire may be placed only on fences six feet in height or higher.
 - b. On parcels of less than one acre, barbed wire is permitted only on fences serving as animal enclosures, and such that all barbed wire or razor edge wire is three inches or greater inside such enclosed fencing.

3. In the C-G, C/LI, LI, I and KO zones, the following will also apply:
 - a. Barbed wire, razor-edged, and similar fencing materials will be permitted only around open storage areas.
 - b. Wherever any fence or wall abuts a property zoned for residential use, the barbed wire, razor-edged, or similar fencing material must be at least 6 feet above the ground level of the residential parcel, and must be located to the interior of said fencing by no less than three (3) inches.

C. Alternative Fencing

In the C-G, C/LI, LI, I and KO zones, spiked or pointed fencing may be used as an alternative to barbed wire and razor-edged wire, provided such spikes or points are at least 6 feet above ground level, the spikes or points are blunt for at least one inch at the end, and are angled inward toward the interior of the property.

16.44.040 Location in Right-of-Way

Fences and walls that conform to the height limits specified in this Chapter may be placed within the public right-of-way abutting the affected parcel, provided the following provisions are met:

- A. The fence or wall must be located behind the sidewalk or the location of any future sidewalk.
- B. The fence or wall must be removed upon request by the City or any public utility company at the expense of the affected property owner.
- C. The fence or wall must not obstruct any fire hydrant, public utility meter, or utility box or riser unless the utility companies have agreed in writing that they have no objection to the construction of the fence or wall.

16.44.050 Construction and Maintenance

- A. All fences and walls must be constructed in accordance with standard accepted practices and applicable codes.
- B. In the Commercial and Industrial zones, masonry walls greater than 40 feet in total length must be designed with architectural columns at intervals lengths of between 12 to 16 feet.
- C. All fences and walls must be maintained in a neat, safe, and quality condition, free of graffiti, and consistent with any property maintenance regulations adopted by the City.
- D. Fences and walls visible from the public right of way must be compatible in terms of design and materials with the main structure on the site and integrated into the overall landscaping plan for the site. The use of chain link fencing is discouraged unless the fence is screened by landscaping.

- E. Any fencing or wall materials which are missing or obviously damaged and which present a public safety hazard must be repaired or replaced.
(Ord. 1172, 2007)

**Table 13-2
Development Standards - Residential Zones**

Development Standard	HR-PD1	HR-PD2	R-A	R-1	R-1 (a) <6,000 sf lot	R-2	R-3	R-4	MHP
1. Density A. Maximum (a)	0-1 du/ac, depending on slope. See Section 16.13.110	0-3 du/ac, depending on slope. See Section 16.13.110	R-A (10,000): 4 du/ac R-A (20,000): 2 du/ac	7 du/ac	7 du/ac	15 du/ac	21 du/ac	29 du/ac	10 du/ac
B. Minimum (b)	N/A	N/A	N/A	N/A	N/A	N/A	16 du/ac	22 du/ac	N/A
2. Minimum Lot Area	43,560 sf (1 acre)	14,500 sf	R-A-10: 10,000 sf R-A-20: 20,000 sf	6,000 sf	N/A	6,000 sf, and not less than 3,000 sf/unit	6,000 sf, and not less than 2,000 sf/unit	6,000 sf, and not less than 1,500 sf/unit	3,500 sf (d)
3. Maximum Lot Coverage	40 %	60 %	40 %	60%	70%	60%	60%	60%	75% (d)
4. Minimum Lot Width (Interior Lot)	60 ft	60 ft	60 ft	60 ft.	N/A	60 ft.	60 ft.	60 ft.	45 ft. (d)
5. Minimum Lot Width (Corner Lot) See Section 16.13.030(C)	65 ft.	65 ft.	65 ft.	65 ft.	45 ft.	65 ft.	65 ft.	65 ft.	45 ft. (d)
6. Maximum Building Height	35 ft. or 2- ½ stories	35 ft. or 2- ½ stories	35 ft. or 2- ½ stories	35 ft. or 2- ½ stories	35 ft. or 2- ½ stories	35 ft. or 2- ½ stories	45 ft.; 3 stories maximum	45 ft.; 3 stories maximum	25 ft. or 1- ½ stories (d)
7. Minimum Dwelling Unit Size (e)	750 sf	750 sf	750 sf	750 sf	650 sf	1-bdrm: 600 sf 2-bdrm: 750 sf 3-bdrm: 900 sf 4+ bdrm: 1,050 sf	1-bdrm: 600 sf 2-bdrm: 750 sf 3-bdrm: 900 sf 4+ bdrm: 1,050 sf	1-bdrm: 600 sf 2-bdrm: 750 sf 3-bdrm: 900 sf 4+ bdrm: 1,050 sf	500 sf (d)
8. Distance between dwelling unit buildings (Minimum)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	6 ft (d)
9. Distance between dwelling unit building(s)	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	6 ft (d)

**Table 13-2
Development Standards - Residential Zones**

Development Standard	HR-PD1	HR-PD2	R-A	R-1	R-1 (a) <6,000 sf lot	R-2	R-3	R-4	MHP
and accessory building(s) (Minimum)									
10. Distance between accessory buildings (Minimum)	6 ft.	6 ft.	6 ft.	6 ft.	6 ft (d)				
11. Front Yard Setback - Interior Lot (Minimum)	Not less than 25 ft. from the ultimate street right- of-way line	Not less than 20 ft. from the ultimate street right- of-way line	Not less than 25 ft. from the ultimate street right- of-way line	Not less than 20 ft. from the ultimate street right- of-way line	Not less than 15 ft. from the ultimate street right- of-way line (c)	Not less than 20 ft. from the ultimate street right- of-way line	Not less than 20 ft. from the ultimate street right- of-way line	Not less than 20 ft. from the ultimate street right- of-way line	Not less than 5 ft. from any private or public roadway (d)
12. Side Yard Setback - Interior Lot (Minimum)	10 ft. on both sides	10 ft. on both sides	10 ft. on both sides	10 ft. on one side, 5 ft. on the other side	5 ft. on both sides	5 ft. on both sides	5 ft. on both sides	5 ft. on both sides	3 ft. on both sides (d)
13. Side Yard Setback - Corner Lot (Minimum)	10 ft. on both sides	10 ft. on both sides	10 ft. on both sides	10 ft. on street side, 5ft on interior side	10 ft. on street side, 5 ft on interior side	10 ft. on street side, 5 ft on interior side	10 ft. on street side, 5 ft on interior side	10 ft. on street side, 5 ft on interior side	5 ft. on street side, 3 ft on interior side (d)
14. Rear Yard Setback – Single story (Minimum)	25 ft.	10 ft.	25 ft.	10 ft.	10 ft.	20 ft.	20 ft.	20 ft.	3 ft. (d)
15. Rear Yard Setback – Second story (Minimum)	25 ft.	20 ft.	25 ft.	20 ft.	15 ft.	25 ft.	25 ft.	25 ft.	NA
16. Rear Yard Setback - for buildings of 35 ft or higher (Minimum)	N/A	N/A	N/A	N/A	N/A	25 ft.	25 ft.	25 ft.	NA

(Ord. 1150, 2006; Ord. 1172, 2007)

Abbreviations: du(s) = dwelling unit(s); sf = square feet; ft. = feet; bdrm = bedroom; N/A = not applicable

- Notes:
- (a) A density bonus of at least 25 percent may be granted in accordance with the provisions of this Chapter 16.13, Division 7 (Density Bonuses).
 - (b) Densities below the required minimum density may be approved through a Conditional Use Permit review and approval. However, in no case may the density be less than 50% of the required minimum density for the zone.
 - (c) All garage doors must be set back at least 20 feet from ultimate street right-of-way line.
 - (d) Standards apply to individual lots/sites in mobile home park. For mobile home park development standards, see Division 6 of Chapter 16.13.
 - (e) Standard does not apply to second dwelling units, Pursuant to Division 4 of this Chapter 16.13.