

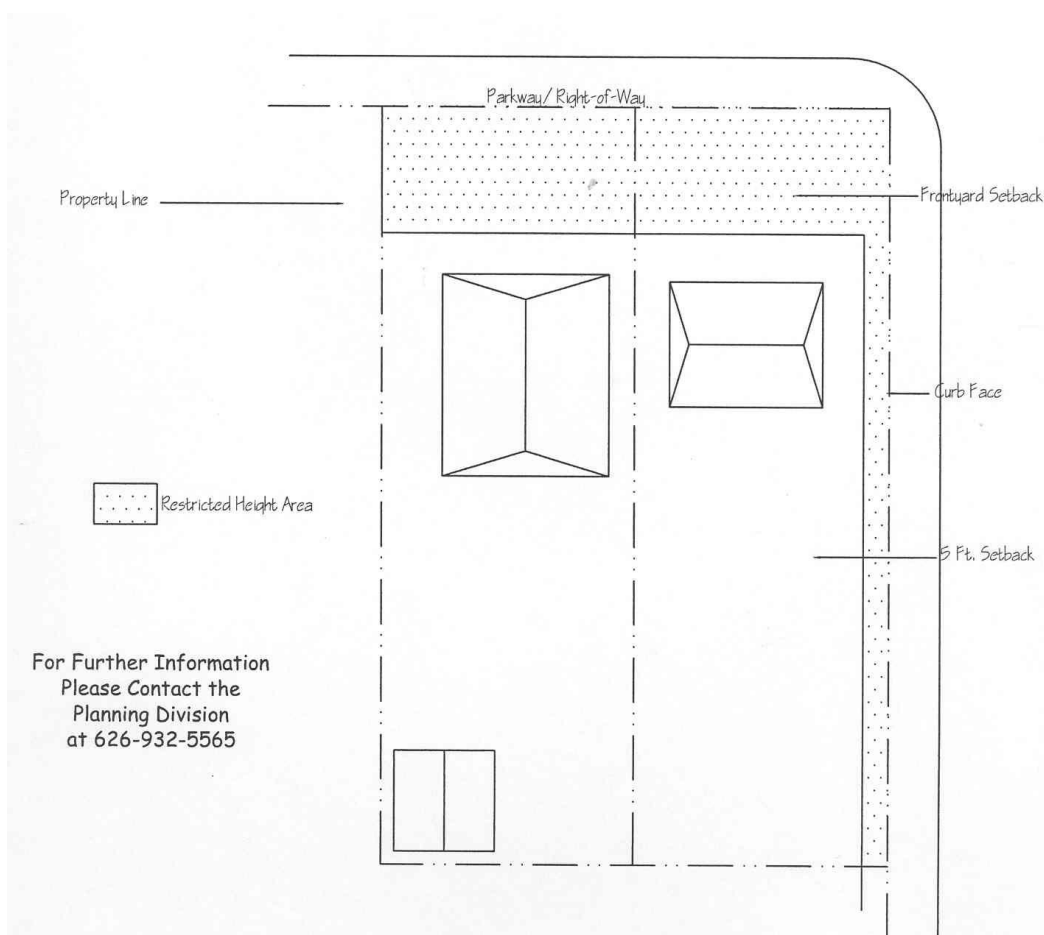
## DEVELOPMENT GUIDELINES FENCES

Fences can be built on the property line. In the front yard setback, the maximum allowable height is 3 feet if fence is solid, or 4 feet high if fencing material is at least 50% open (picket, wrought iron). In the rear yard (beyond the face of the house in most cases), the fence can be a maximum of 6 feet high. On corner lots, the front yard setback maximum applies. For the 6 foot allowance on the side property line of corner lots, the fence must be set back at least 5 feet from the property line. Otherwise, a minor exception is required.

If the neighboring property is at a grade lower than the subject property, the fence cannot exceed the maximum allowable height from the **lowest grade**.

Fencing material may be wood, wrought iron, split face block, brick, concrete block, or a combination of any of these. Chain link is allowed only in the rear yard of non-corner single family residential lots.

The construction of fences require a building permit, including any repair of fencing with new materials, and the restrictions noted above apply to all new fences.



**§ 17.12.040 (B) Fences, hedges and walls.** Requirements for fences, hedges and walls in all residential zones shall be as follows:

(1) *Screening.* Screening not to exceed six feet in height shall be permitted on all property lines with the following exceptions:

(a) *Front yard.* No fence over four feet in height, nor any hedge or wall over three feet in height will be permitted in a required front setback.

(b) *Corner lot.* No fence over four feet in height, nor any hedge or wall over three feet in height will be permitted within five feet of the street side property line of a corner lot and must be set back five feet from the front of the house.

(c) *Corner cut off areas.* No fence, hedge or wall over three feet in height will be permitted in the areas defined in division (E) of this section.

(d) Fences over six feet in height shall be treated the same as the main dwelling with respect to setback from property line.

(e) Fences six feet and over in height and adjacent to a public street shall be screened with landscaping. A landscape plan consisting of trees, shrubs and ground cover shall be submitted and approved by the city.

(f) Wrought iron fences without points, spikes or sharp edges on the end of any vertical bar shall be permitted a maximum height of eight feet, and spacing between vertical bars shall not exceed six inches along the rear and side property lines enclosing the back yard area behind a house on hillside lots that back up to unimproved wilderness areas. **POINTS, SPIKES AND SHARP EDGES** shall mean any end of a vertical bar that is capable of causing, or is likely to cause injury to persons, pets, or undomesticated animals.

(g) Multiple-family residential projects shall be enclosed by five- to six- foot decorative walls.

(2) *Measurement of height.* The height of any screening shall be measured as follows:

(a) For street property lines, at sidewalk grade;

(b) For interior property lines, at highest elevation of adjacent property's finished grade.

(3) *Materials.* All screening under this section shall be composed of the following:

(a) Masonry walls;

(b) Wooden fencing, if of adequate aesthetic and structural quality and durability;

(c) Wrought-iron fencing: Spacing between vertical bars on all wrought iron fencing shall not exceed six inches. If located north of Foothill Boulevard or east of Mountain Avenue above Lemon Avenue, the end of any vertical bar of a wrought iron fence shall not be pointed, spiked or have sharp edges that are capable of causing, or are likely to cause, injury to persons, pets or undomesticated animals. Spacing of vertical bars on all wrought iron fencing shall not exceed six inches;

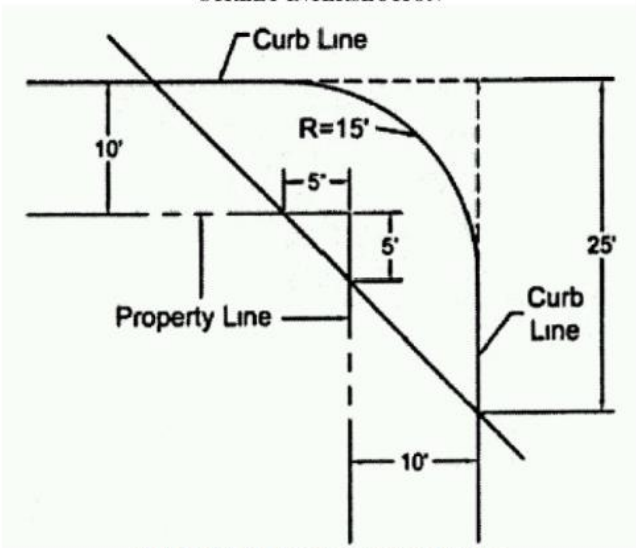
(d) Chain link fencing is allowed for properties improved with single-family residences only along the side (if not in the front yard setback or adjacent to a street) and rear property lines.

(e) All other materials as approved by the Committee, after giving consideration to appearance, structural quality and durability.

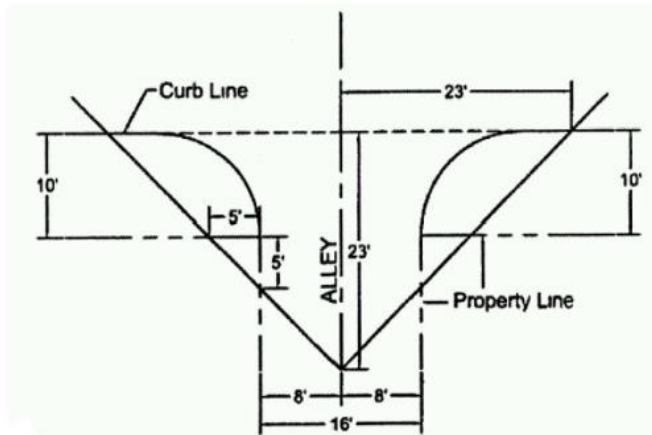
(f) Nothing in this division (B) shall be deemed to set aside or reduce the requirements established for security fencing by local, state or federal law.

# CORNER CUTOFF DIAGRAMS

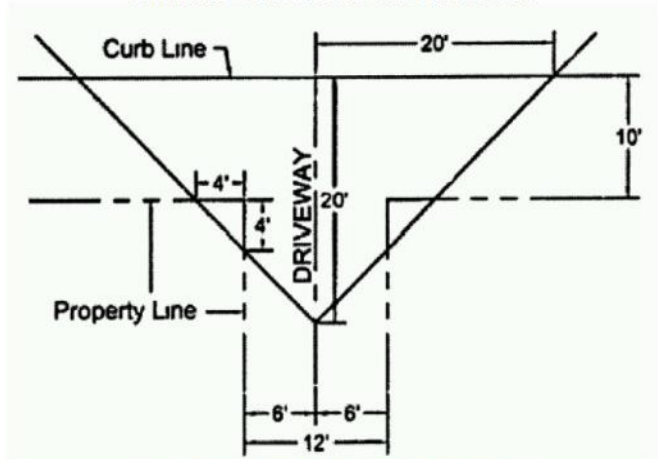
STREET INTERSECTION



STREET AND ALLEY INTERSECTION



DRIVEWAY AND STREET INTERSECTION



DRIVEWAY AND ALLEY INTERSECTION

