

Fences, Walls, Hedges and Decking

(Residential Purposes)

- A) No fence or wall three (3) feet or greater in height shall be constructed without first obtaining a building permit.
- B) No metal fence or metal wall shall be permitted except when constructed of chain link, ornamental wrought iron, decorative metal beams or decorative panels.
- C) No barbed wire is permitted.
- D) No fence shall be constructed that is charged or chargeable with electricity.
- E) Height limit.

Height Limits

Front Yard

- 1) Any fence, wall or hedge within the required setback area of any lot shall not exceed a height of four (4) feet nor shall be constructed of materials other than decorative materials compatible with the residential structure and the scheme of the general neighborhood, explicitly excluding chain link, chicken wire, hog wire and fiberglass. However, if all of the following conditions are met, a fence or hedge up to six (6) feet in height may be constructed in the front setbacks:
 - A) That no portion of said fence or wall shall project nearer than ten (10) feet to the front property line except where the average front setback in a block is less than twenty (20) feet, then it shall be allowed to project no nearer than five (5) feet to the front property line. ***That no portion of the said fence or wall shall project into a triangle, the base of which coincides with the property line of the subject and/or adjacent property, the apex of said triangle being 90 degrees and located along a perpendicular line extending twenty (20) feet from the property line along the centerline of the right most driveway lane.***
 - B) That permanent landscaping shall be provided between the fence or wall and the front property line and a permanent irrigation system to provide for all landscaping including parkways and street trees.

Side Yards

- 2) Any fence, or wall within the required side yard setback area of any lot shall not exceed a height of six (6) feet, except that, the Planning Director, may permit a greater height, not to exceed eight (8) feet, for that portion of yard to the rear of the front forty (40) feet upon a determination that a greater height will not be detrimental to the public welfare or to abutting property and that the greater height is necessary for one or more of the following reasons:
 - A) Enclosure of a private swimming pool or outdoor recreation area.
 - B) Rear yards abutting commercial or multiple residential uses:
 - C) Capping of a six (6) foot high fence with less than eight (8) inch cap or decoration;
 - D) Fences constructed on terrain with a grade difference of one (1) foot fall in five (5) linear feet

Rear Yard

- 3) Any fence or wall within the required rear yard setback area of any lot shall not exceed a height of six (6) feet, except that the
- 4) Planning Director may permit a greater height not to exceed eight (8) feet, upon the determination that the standards for an exception are satisfied.

Swimming Pools

- 5) Swimming pool enclosures: A fence or wall shall be constructed to a minimum height of five (5) feet above adjacent property elevations in such a manner as to completely enclose any swimming pool or other body of water which, at any point, reaches a depth of twelve (12) or more inches. The wall of a building may be considered part of such a wall. Such wall or fence surrounding a swimming pool or other body of water shall have no openings greater than four (4) inches in width nor less than two (2) feet in height, shall not be a ladder like design and shall be constructed of a material and design to prevent any access thereto except by opening a self-closing, self-latching gate upon which a latch is located at least four (4) feet six (6) inches above the bottom of the gate.

Retaining Walls

- 6) Retaining walls: That portion of a wall which retains an earth bank and provides internal support to a grade shall not be considered as

contributing to the permissible overall height of a fence or wall when constructed within the rear yard or interior side yard setback area, provided however:

- A) That no retaining wall shall be constructed which exceeds five (5) feet in height. If the grade to be retained exceeds five (5) feet, additional retaining walls may be constructed at higher elevations provided a planter area not less than two (2) feet is constructed between the retaining walls
- B) That any retaining wall which exceeds two (2) feet six (6) inches in height must be topped by a wall or fence not less than three (3) feet in height when utilized in residential uses and three (3) feet six (6) inches in height in commercial. Unless, the retaining wall is one of the lower of a series of retaining walls as described above.
- C) When a retaining wall abuts a street, the overall height of the retaining wall and fence may not exceed six (6) feet. Additional height may be accomplished by stepping in a second fence a minimum of two (2) feet from the street.

Decking

A permit is required for all decking. Decks on grade may extend to property lines provided its height does not exceed 30 inches above grade. Structural framing within five (5) feet of property line and over 30 inches in height must be constructed of one (1) hour fire resistive materials (this includes the guardrail). In no case shall the construction of the structure impede proper drainage of the parcel upon which it is located or the drainage of adjacent properties.