

SECTION 9.0400

FENCING

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General

9.0401 General Provisions

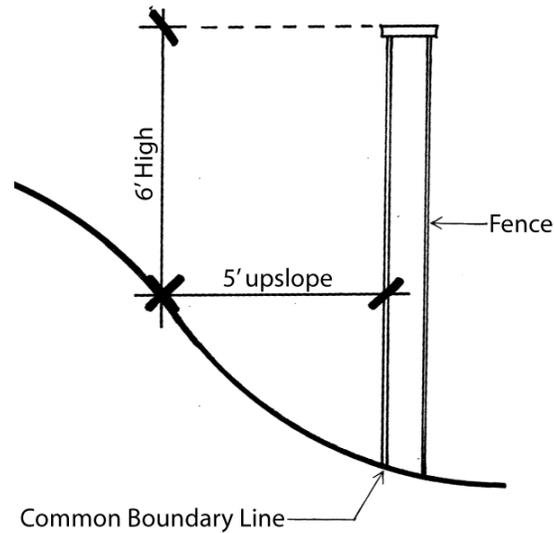
- A. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair. Any fence which is, or has become dangerous to the public safety, health, or welfare shall be considered a violation of this Ordinance.
- B. Link fencing shall be constructed in such a manner that no barbed ends shall be at the top.
- C. Electric fencing is prohibited except as noted in GRC 7.15.040(7)(d).
- D. Barbed or razor wire fencing shall only be permitted when it is demonstrated to the satisfaction of the Manager, that:
 - 1. The barbed wire fencing is necessary for enclosing livestock in any land use district.
 - 2. The barbed or razor wire fencing is proposed to provide added security for a non-residential use. When such wire fencing is proposed, it shall only be used above either a standard fence or wall which has a minimum height of 5 feet.
- E. Fencing shall not conflict with the requirements of the Clear Vision Area (refer to **Section 9.0200**).

Specific Fencing Requirements

9.0410 Fencing of Residential Lots

- A. For fencing in LDR-5, LDR-7, TLDR, TR, MDR-12, MDR-24 and for fencing for single detached dwellings and middle housing in Pleasant Valley and Springwater Plan Districts the following standards apply:
 - 1. The maximum height of a fence forward (nearer the front lot line) of the minimum front yard setback shall be 4 feet.
 - 2. All other fencing shall not exceed 6 feet in height when measured from grade unless:
 - a. It is provided for in the Buffering and Screening requirements of **Section 9.0100**; or
 - b. There is a grade difference between two sites which would make a 6 foot high fence inadequate to provide for privacy. Such fence shall be no higher than 6 feet above the highest grade within 5 feet of the common boundary line (see **Figure 9.0410**); or
 - c. To provide added security for a non-residential use.

Figure 9.0410 Fence heights with a grade difference



- B.** In the Pleasant Valley and Springwater Plan Districts for single detached dwellings and middle housing, the maximum height of a fence along an alley lot line shall be 6 feet provided that the maximum height of sight-obscuring fencing shall be 4 feet and that above 4 feet, the fencing shall be at least 40% open.

9.0411 Residential Subdivision Fencing

The following standards apply to fences in the LDR-5, LDR-7, TLDR and TR Districts:

- 1.** For new residential subdivisions and partitions, fences a minimum of 6 feet in height shall be installed on rear or side yards facing streets of higher classification than a local street (such as collector and arterial) and shall be of a consistent, uniform appearance for the entire length of the subdivision or partition and built to the following standards:
 - a.** Materials. The fence shall be constructed of:
 - i. Stone, brick, stone-look cast masonry, brick-look cast masonry or stucco with an anti-graffiti sealant. These may be integral or applied as a veneer over a concrete block core. Synthetic stucco and exterior insulation finished systems are not allowed; or
 - ii. Vinyl panels mounted on vertical columns and a base made of the materials in (i) above. The base shall be at least 16 and not more than 20 inches tall; or
 - iii. Other high-quality materials proposed by the applicant and approved by the Manager. The materials shall be durable and long-lasting, such as tubular steel, architectural concrete masonry units, or ornamental/wrought iron, or materials allowed in (i) and (ii) above. Link fencing such as chain link fencing; wood fencing; and plain and split-face concrete masonry units are prohibited.
 - b.** Columns. Vertical columns shall be integrated into the fence and shall:
 - i. Be at least 14 inches wide; and
 - ii. Set at regular intervals no more than 20 feet apart on center; and
 - iii. Project at least 3 inches from the face of the wall; and
 - iv. Include caps no greater than 6 inches in height; and

- v. Be constructed of a different material than the fence.
- c. Safety. Fences shall not contain jogs and angles exceeding 8 inches in depth that create potential hiding places. Jogs are allowed to avoid obstacles such as utility poles, communications service equipment, fire hydrants and existing trees. Fences also should comply with the clear vision area provisions of **Section 9.0200**. Adjustments in fence locations may be required to meet fire code standards, such as standards for clearance around fire hydrants.
- d. Fence placement and landscaping: A landscape area shall be required between the sidewalk and the required fence, according to the following standards:
 - i. In locations where a landscape strip at least 36 inches from curb to sidewalk exists, the fence shall be at least 4 feet from the sidewalk or at the property line, whichever is farther from the sidewalk, to allow for landscaping. The 4-foot area shall be planted with ground cover, dwarf shrubs, perennials or non-invasive, vining plants and maintained by the property owner. Turf grass is prohibited in the landscaped area.
 - ii. In locations where no landscape strip exists between the sidewalk and curb or the landscape strip is less than 36 inches from curb to sidewalk, the fence shall be at least 8 feet from the sidewalk or at the property line, whichever is farther from the sidewalk, to allow for landscaping and street trees. The 8-foot landscaped area shall be planted with required street trees, shrubs, dwarf shrubs, perennials, ground cover, or non-invasive, vining plants and maintained by the property owner. With the exception of dwarf shrubs such as boxwood, shrubs shall be a minimum of 24 inches high from finished grade and a minimum of 1-gallon size at planting.
 - iii. Fences and walls shall line up with and meet end-to-end with fences or walls on adjacent properties that meet these standards for fence location, although exceptions may be approved by the Manager to address site conditions such as existing trees, utilities, fire hydrants and similar obstructions.
 - iv. If the required fence is not sight-obscuring, the construction of other fences on the site within 15 feet of the fence on a rear lot line and 10 feet of the fence on a side lot line is prohibited. The intent is to prevent doubling-up of fences that is visible from the right of way.
- e. Timing. Fences shall be completed by the applicant prior to the City's acceptance of public infrastructure or issuance of building permits for structures on the lots (other than any required permits for the fence).
- f. Fences or walls shall be constructed such that the finished side of the fence faces the public right-of-way and any structural components (metal brackets, etc.) are positioned on the house side and away from the street side.
- g. Slopes. Fences constructed on slopes shall be installed using a stair-step method, whereby each fence panel steps up or down the slope and remains level (zero-slope) rather than parallel to the grade of the underlying terrain, unless otherwise approved by the Manager.
- h. Decorative or entrance features such as gates, arbors and trellises are allowed along fences subject to the following standards:
 - i. Maximum height: 9 feet; and
 - ii. Maximum width: 6 feet; and

- iii. Maximum depth: 3 feet; and
- iv. Each surface of the arbor or trellis shall be at least 50 percent open.
- i. Stormwater drainage holes are allowed on the required fence as needed to facilitate drainage.

9.0412 Fencing of Hazardous Areas

An applicant for a development permit shall be required to furnish and install fencing wherever the approval authority determines that a hazardous condition may exist. The fencing shall be installed according to standards established by the Manager. No occupancy permit shall be issued until said fencing has been installed.