

## **CHAPTER 27.26 - FENCES, WALLS, AND HEDGES**

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### **27.26.010 - Purpose of Chapter**

This Chapter establishes requirements for fences, walls, and hedges to ensure that these elements minimize screening of scenic views and sunlight, provide adequate buffering between different land uses and screening of outdoor uses and equipment, and are attractively designed.

### **27.26.020 - Applicability**

The provisions of this Chapter apply to all fences, walls, and hedges except as provided by this Section.

- A. Exemptions.** The following fences and walls are exempt from this Chapter:
- 1. Required fences or walls.** Fences or walls required by the Town for reasons of public safety, or by the regulations of a State or Federal agency; or
  - 2. Retaining walls.** Retaining walls that are regulated by Section 27.20.070 (Setback Measurement and Exceptions).
- B. Waiver or modification of requirements.** The requirements of this Chapter may be waived or modified by the Director through Site Plan and Design Review (Section 27.42.030).

### **27.26.030 - Height limitations**

- A. Maximum allowed heights.** Fences, walls, and hedges shall not exceed the maximum heights shown in Table 3-5 (Maximum Height of Fences, Walls, and Hedges), and in Section 27.20.050.D (Height Limit at Street Corners).
- B. Height measurement.** Fence height shall be measured from finished grade at the base of the fence to the uppermost part of the fence; except when there is a difference in the ground level between two adjoining parcels of two feet or more, the maximum allowed height of a fence or wall shall be determined by the Director.
- C. Residential fence location.** Fences located on residential parcels shall not exceed 3' in height in the front setback. Fences in excess of 3' in height shall be located a minimum of 2' behind the front façade. For the purposes of this section fences shall include walls, screens, trellises, and other similar linear features.
- (Rev. 8/17/05 Ord. 2005-194).

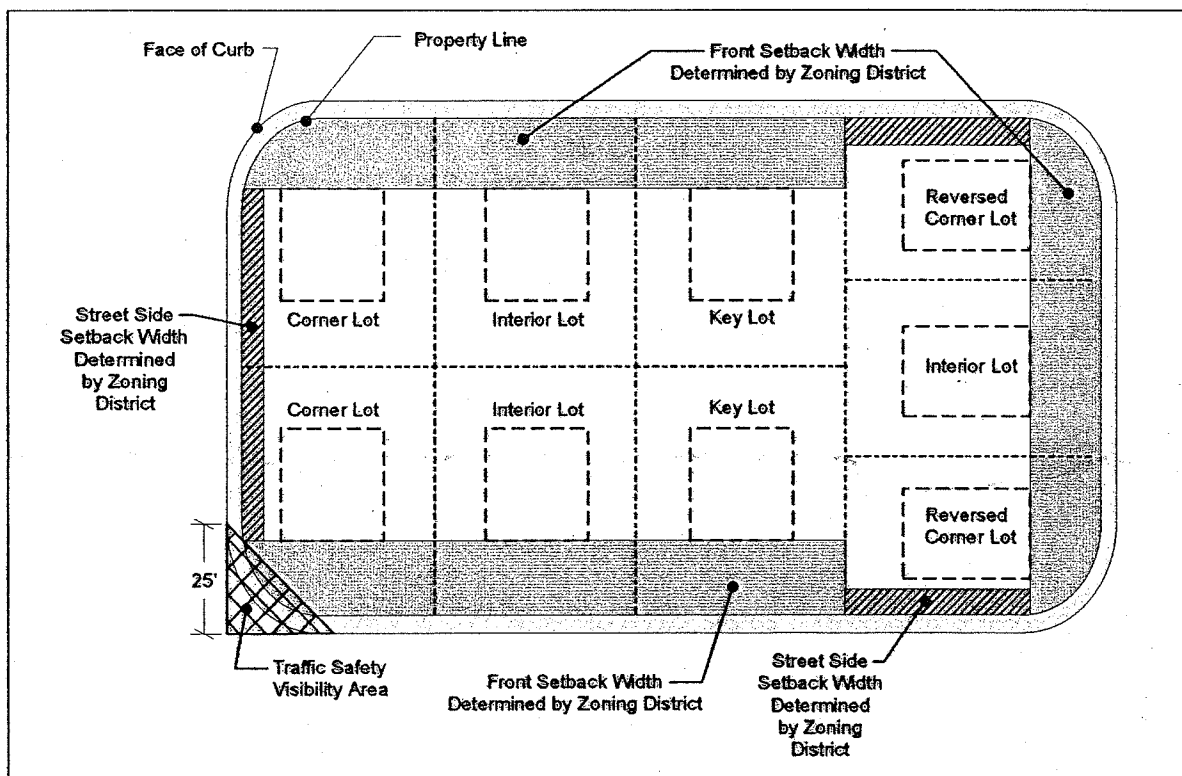
**TABLE 3-5  
MAXIMUM HEIGHT OF FENCES, WALLS, AND HEDGES**

Location	Maximum Height (1)
Front setbacks (4)	3 ft.
Rear and side setbacks (2) (4)	6 ft.
At intersections of alleys, streets, and driveways within traffic safety visibility areas (27.20.050.E)	3 ft.
Fences and walls required to lessen noise impacts (e.g., a sound attenuation wall)	As deemed necessary by the Director

**Notes:**

- (1) In granting the Site Plan and Design Review, in compliance with Section 27.42.030, the Director may approve additional height to enclose or screen specific areas or uses.
- (2) Two-foot tall open lattice may be allowed on top of a six-foot tall fence on rear and interior side setbacks only, with approval of the Director, and with a Building Permit when required.
- (3) Maximum heights for fences may be different in the downtown planning area. Applicants should check with the Department prior to erecting fences in the downtown area.
- (4) Fences exceeding 3' in height shall be located a minimum of 2' behind the front façade of the residence. (Revised 08/17/05, ORD. 2005-194)

**FIGURE 3-6  
FRONT & STREET SIDE SETBACK AREAS WITH 3-FOOT FENCE HEIGHT LIMIT**



## **27.26.040 - Fence and Wall Design Standards**

- A. Pedestrian access to neighborhood shopping.** To ensure the most direct and safe access routes for pedestrians walking between a neighborhood-serving commercial development and the neighboring dwelling units, an appropriate number of openings in the fences or walls shall be provided subject to the approval of the Director.
- B. Allowable fence and wall materials.** Fences and walls shall be constructed of attractive, long-lasting materials (e.g., masonry, wood, or stone). Masonry walls should not consist exclusively of smooth-surfaced concrete masonry units (CMUs); the use of textured or split-face CMUs is strongly encouraged. Walls shall be of a solid masonry construction and be of a decorative design when visible from public rights-of-way. The use of chain link fencing is discouraged.

## **27.26.050 - Walls Required Between Different Zoning Districts**

- A.** Where a nonresidential or multi-family zoning district adjoins property in a residential zoning district (other than a public right-of-way), a six to seven-foot high solid masonry wall shall be constructed on the zone boundary line, subject to the approval of the Director.
- B.** The Director may waive or modify the requirement for a zone boundary line wall in compliance with Section 27.26.080 (Screening and Buffering) and the height requirement that would allow the wall(s) to be constructed higher than six to seven feet if the viewshed would not be impacted. A heavy wood timber fence may be considered as an acceptable alternative to the solid masonry wall.
- C.** Where property in an industrial zoning district adjoins property in a nonindustrial zoning district, a solid masonry wall, a minimum of six to seven feet in height, shall be constructed on the zone boundary line.

## **27.26.060 - Special Wall and Fencing Requirements**

Swimming pools/spas and other similar water features shall be fenced in compliance with the Town's adopted Uniform Building Code.

## **27.26.070 - Security Fencing**

This Section provides standards for the installation and maintenance of security fencing which shall be subject to the following criteria and standards.

### **A. General standards.**

- 1. Warning sign.** A warning sign shall be posted whenever security fencing is used.

2. **Maintenance.** Security fencing shall be properly maintained at all times by the property owner to ensure the public health, safety, and welfare of the community. The property owner shall repair the security fencing within 24 hours from the time the Town issues the property owner a notice of correction.
3. **Time for compliance for existing fencing.** Security fencing existing on arterial or major collector streets that is not in compliance with the provisions of this Section shall have a period of 12 months from the date of adoption of this Zoning Ordinance to comply with this Section.
4. **Prohibition in residential zones.** Security fencing shall not be used in any residential zoning district.

**B. Security fencing in nonresidential zoning districts.**

1. **Height.** Security fencing in nonresidential zoning districts shall be a minimum of six feet in height before the installation of the barbed wire, and shall not exceed eight feet in height, including the barbed wire.
2. **Limitation on materials.** Concertina wire, razor wire, or similar products shall be prohibited. Security fencing is allowed with Director approval, where the fence below the barbed wire is at least six feet in height.
3. **Review and approval.** Plans for the use of security fencing shall be approved by the Director, and a Building Permit, as necessary, shall be obtained before installation.

**C. Installation of security fencing in nonresidential zoning districts.** The security portion of fencing shall be installed and maintained at a 45-degree or a 90-degree angle into the property, measured from the vertical axis representing the fence. Fencing shall not extend over adjoining public or private property.

## **27.26.080 - Screening and Buffering**

**A. Purpose and applicability.** This Section establishes standards for the screening, separating, and buffering of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, and surface parking areas.

**B. General guidelines.**

1. Project design should incorporate sound principles of land planning to ensure the highest level of compatibility between adjoining land uses and zoning districts, to minimize the need for screening and buffering.
2. The use of appropriately enhanced setbacks, fencing, landscape plantings, and other opportunities and techniques can assist in softening building forms and minimizing the need for screening and buffering as required by this Section.

**C. Mechanical equipment, loading docks, and refuse areas.**

1. Roof or ground-mounted mechanical equipment (e.g., air conditioning, heating, ventilation, and exhaust ducts, transformers, etc.), loading docks, refuse storage areas, and utility services shall be adequately screened from the view from adjoining public streets and rights-of-way, and surrounding areas zoned for residential or open space uses, by fences, landscaping, walls, or other methods approved by the review authority.

The review authority shall consider security and crime prevention measures for ground-mounted mechanical equipment and structures by requiring that the screening material be grates, field fencing, or other forms of screening that allow visibility of the interior area while also providing adequate screening.

2. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style.
3. Landscaping shall be installed adjacent to the walls, at the discretion of the Director, in compliance with Chapter 27.28 (Landscaping).

**D. Outdoor building and garden supply areas.** Outdoor building and garden supply areas shall be screened with fencing, landscaping, walls, or similar material to minimize visibility of the storage area.

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