

11-3A-7: FENCES:

The following regulations shall govern the type, location, and construction of all fences:

A. General standards:

1. When a fence is erected not in conjunction with a building permit for a principal use or building, a separate building permit is required.
2. Electric wire fencing shall be prohibited.
3. Barbed wire fencing shall be prohibited, except in the C-C, C-G, M-E, I-L, and I-H districts when: a) used as the top section for security fencing; and b) located a minimum of six feet (6') above grade to the bottom wire.
4. The use of boxes, sheet metal, old or decayed wood, broken masonry blocks, or other like unsightly materials for fencing shall be prohibited.
5. No fence shall obstruct access to public utility boxes, meters or other infrastructure.
6. Fences shall be kept free from advertising and graffiti and maintained in good repair. (Ord. 14-1592, 1-21-2014)
7. Regulations for fences abutting pathways and common open space lots are set forth below. These regulations are intended to assist in the implementation of CPTED (crime prevention through environmental design) strategies to reduce the incidence of crime and improve the quality of life. See figure 1 of this section.
 - a. The developer is responsible for constructing fences abutting pathways and common open space lots to distinguish common from private areas.
 - b. Fences abutting all pathways and common open space lots not entirely visible from a public street shall be:
 - (1) An open vision or semiprivate fence up to six feet (6') in height, as it provides visibility from adjacent homes or buildings;
 - (2) A closed vision fence up to six feet (6') in height may be allowed if the lot connects directly to a public school or a park, is no more than two (2) lots deep or a maximum of two hundred fifty feet (250'), and is fully visible from a public street; or
 - (3) If closed vision fencing is used, it shall not exceed four feet (4') in height. An additional two feet (2') in height of open vision fencing may be provided to the top section of the fence.

(4) Double fencing shall be prohibited.

c. Other fences located within the rear or side yard shall be set back a minimum of eight feet (8') from the property line. Within the rear yard other fences shall not exceed fifty percent (50%) of the property width.

d. These restrictions are intended to apply to fencing along interior common open space lots and pathways that are not entirely visible from a public street.

8. A fence constructed in the public right of way shall require a license agreement from the transportation authority.

9. If an owner or applicant desires to obtain an alternative compliance from the provisions of this section, the procedure shall be in accord with [chapter 5](#), "Administration", of this title.

10. See subsection [11-3A-6C2](#) of this article for additional fencing requirements along irrigation ditches, laterals, canals, and/or drains.

11. Where screening is required in this title, chainlink fencing with or without slats does not qualify as a screening material.

B. Additional standards in the C-N, C-C, C-G, M-E, H-E, I-L, and I-H districts:

1. The maximum fence height shall not exceed eight feet (8').

2. Rear yard of alley accessed properties and alley side yard properties: All fences adjoining an alley shall be open vision and be set back a minimum of five feet (5') from the alley (measured from property line)

C. Additional standards in the R-2, R-4, R-8, R-15, R-40, L-O, O-T, TN-C, and TN-R districts:

1. The maximum fence height shall not exceed six feet (6'), subject to the provisions set forth in subsections C2 and C3 of this section.

2. In the TN-R district, fences in the required front yard including the front and side yard property lines shall be open vision and no greater than three feet (3') in height. For all other districts, the maximum fence height in the required front yard including the front and side yard property lines shall be three feet (3') for a closed vision fence and four feet (4') for an open vision fence. See figure 2 of this section.

3. On corner properties, the maximum fence height in the required street side yard shall be six feet (6') above the grade (as measured at the property line), and the minimum setback shall be ten feet (10') from the street side property line. See figure 3 of this section.

4. Where the rear yard of one property adjoins the front yard of another property, the fence along the rear and side yards where they adjoin the adjacent front yard shall be flush or angled at forty five degrees (45°) to provide continuity with the adjoining fence and property line. See figure 3 of this section.
5. Side yard fences that follow the side yard property line shall only be allowed where the side setback is five feet (5') or greater.
6. Side yard fences that extend from one building to an adjoining building are allowed where the adjoining houses have use easements on the side yard area. Such fences shall be set back a minimum of two feet (2') behind the enclosed portion of the front of the building adjoining the fence.
7. Side yard fences that extend from one building to an adjoining building that are greater than three feet (3') in height and constructed of wrought iron or similar material shall provide a gate for emergency access to the side yard.
8. Rear yard of alley accessed properties and alley side yard properties: All fences within the required rear yard shall comply with the fencing standards in accord with subsection A7 of this section. Fences shall be set back a minimum of five feet (5') from the alley (measured from property line).
9. Additional height shall be allowed for arbors, arches and/or other architectural appurtenances extending over gates and/or other entryways. Such appurtenances shall not exceed five feet (5') in width and/or eight feet (8') in height.
10. Additional height shall be allowed for gateposts. Such gateposts shall not exceed eight feet (8') in height.

FIGURE 1: FENCE REGULATIONS

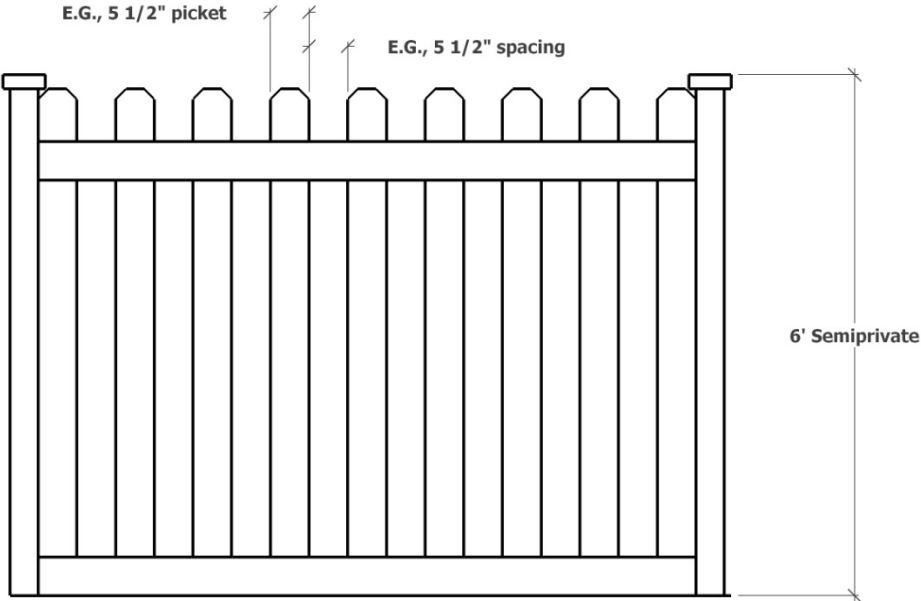
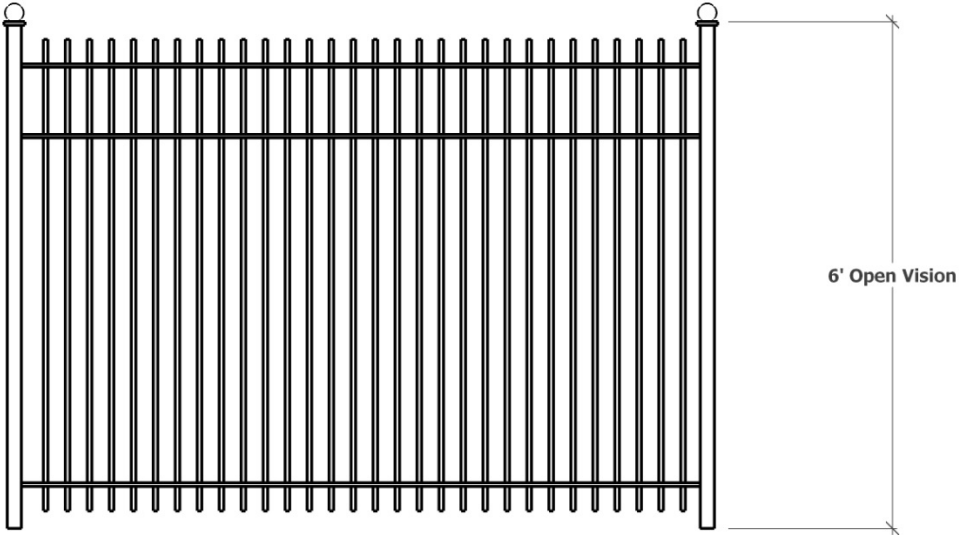


FIGURE 1: FENCE REGULATIONS (continued)

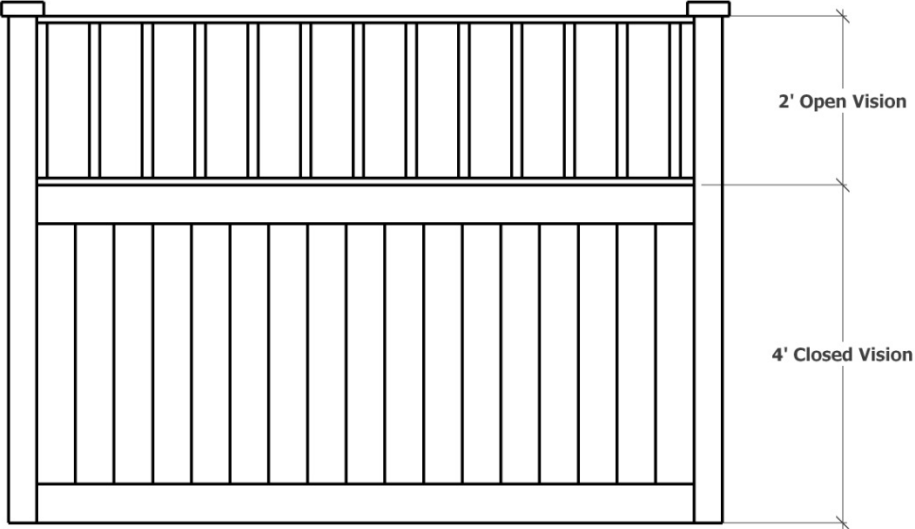


FIGURE 2: FRONT YARD FENCES

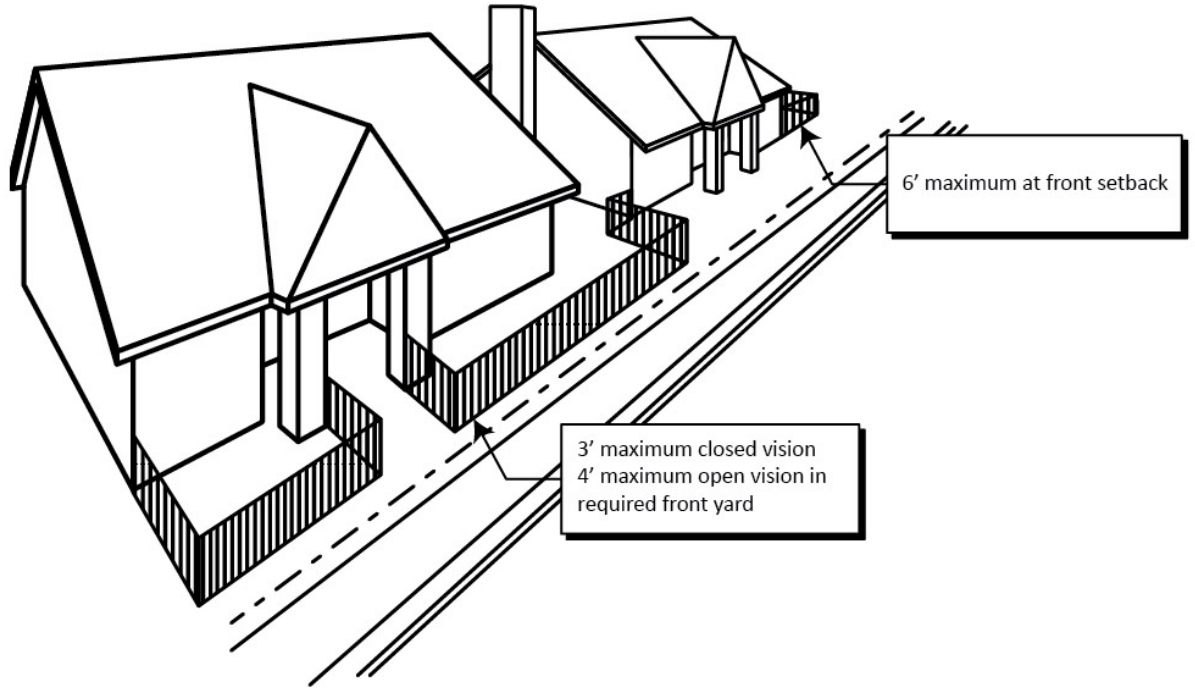


FIGURE 3: FENCE REGULATIONS ON CORNER PROPERTIES

