

Chapter 60.400: Development Standards and Incentives

Section 60.400.060 Landscaping, Bufferyards, and Fences and Hedges

Section 60.400.060E: Fences, Walls, and Hedges

- c. Where the bufferyard between a land use and vacant land turns out to be greater than the bufferyard that is required between the first use and the subsequently developed use, the existing use may expand its use into the original buffer area so long as the requirements of this Section 60.400.060D are met.

E. Fences, Walls, and Hedges

All fences and walls except those installed to protect slopes from subsidence or erosion shall comply with the following standards. Fences and walls installed to protect slopes shall comply with the Building Code.

1. No fence, wall, or hedge may extend beyond or across a property line unless in joint agreement with the abutting property owner.
2. No fence, wall, or hedge shall be placed closer than 18 inches to any public sidewalk or within five feet of any alley right-of-way.
3. In all zoning districts, fences and walls located between the front of the primary building and the front lot line shall not exceed 36 inches in height.
4. In all zoning districts, fences and walls located between the front of the primary building and the front lot line shall not be completely opaque, and shall not be constructed of chain link.
5. Fences and walls that are not located between the front of the primary building and the front lot line shall not exceed six feet in height above the elevation of the surface of the ground at any point except:
 - a. In instances where public safety or security necessitate, through a zoning certificate, the Community Development Director may authorize fences and walls to have a maximum height not to exceed 10 feet above the elevation of the surface of the ground at any point; or
 - b. When the grade of buildings on abutting lots is greater than that of buildings on the applicant's lot, the fence may exceed the height limitations, but shall not exceed the grade of the abutting building by more than five feet.
6. No fence, wall, or hedge shall be placed closer than 10 feet to the intersection of a driveway with any right-of-way used for vehicular or pedestrian traffic including alleys.
7. In any district that requires a front or side street building setback, there shall be no sight-obscuring or partly obscuring wall or fence higher than three feet above curb grade in any Visibility Triangle. Vertical measurement shall be made from the top of the curb on the street adjacent to the nearest street of the triangle or, if no curb exists, from the edge of the nearest traveled way.
8. Where a fence is installed on any property in a Mixed Use or Non-Residential zoning district along a property line with a lot containing a Household Living use in a Residential zoning district, the "finished" side of the fence (generally the side where structural supports and bracing are not visible) shall face the abutting Household Living use.