



Community Development Department

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Building ♦ Planning



Fence Permit

PERMIT # (Assigned by Staff) _____

Fence Permit Fee: \$109.00

Property Address: _____ Date: _____

A.P.No. _____ Zoning: _____ Historic: _____

REQUIRED DOCUMENTATION:

One (1) copy (11" x 17" plans or smaller) of the following materials are required to accompany this application:

- (a) A **site plan** drawn to scale or dimensioned, reflecting property lines, adjacent public streets and rights of-way, existing buildings and driveways, and the existing and proposed fence location. **See attached sample site plan.**
- (b) An **elevation drawing** or section drawn to scale of the proposed fence reflecting proposed materials, manner of construction, and height from existing and finished grade.
- (c) Signatures of adjacent property owners if fence is located on shared property line.

Please Note: Any fence proposed without the adjacent property owner's signature, where a property line is in dispute, may require a survey to be provided by the applicant.

Fence Location:

1. Is this a **front** yard fence? YES NO
 Is it located on the front property line? YES NO
 If not, how far from property line? _____ Solid Fence height? _____ Lattice? _____

2. Is this a **side** yard fence(s)? YES NO
 Is it located on the side property line? YES NO
 If not, how far from property line? _____ Solid Fence height? _____ Lattice? _____

3. Is this a **street side*** yard (corner lot) fence YES NO
 Is it located on the street side property line? YES NO
 If not, how far from property line? _____ Solid Fence height? _____ Lattice? _____

4. Is this a rear yard fence? YES NO
Is it located on the rear property line? YES NO
If not, how far from property line? _____ Solid Fence height? _____ Lattice? _____

5. Is this fence being built (circle one): On a slope/On top of a retaining wall/Both/N/A
Fence height measured from down slope _____
Height from up slope _____
(Fence height is measured from finished grade of ground abutting the fence)
*Street Side is the longest street frontage of a corner lot.

PROPOSED WORK DESCRIPTION:

(Please identify materials to be used including amount of solid fencing vs. lattice)

Please Note: If you are proposing a fence on a shared property line, you will be required to obtain all adjacent property owner signatures.

REQUIRED SIGNATURES:

Applicant (or Authorized Agent):

Name: _____ Phone #: _____

Address: _____

Property Owner (if different from applicant):

Signature: _____ Print: _____

Address: _____

Adjacent Owner (if fence on property line):

Signature: _____ Print: _____

Address: _____

Adjacent Owner (if fence on property line):

Signature: _____ Print: _____

Address: _____

The applicant shall defend, indemnify, and hold harmless the City or any of its boards, commissions, agents, officers, and employees from any claim, action, or proceeding against the City, its boards, commissions, agents, officers, or employees to attack, set aside, void, or annul any of the approvals of the project when such claim or action is brought within the time period provided for in applicable State and/or local statutes. The City shall promptly notify the applicants/developers of any such claim, action, or proceeding. The City shall coordinate in the defense. Nothing contained in this condition shall prohibit the City from participating in a defense of any claim, action, or proceeding and if the City chooses to do so appellant shall reimburse City for attorney's fees by the City.

I, _____, am the (circle one) owner/authorized agent of the property for which the fence is proposed. I consent to this application. I have read and agree with all of the above. I understand that a fence inspection is not required.

Applicant Signature: _____ Date: _____

To Be Completed By Planning Staff:

Permit Filed (date): _____ Fee Paid: _____

Permit Issued (date): _____ By: _____

Implementing Zoning Ordinance Chapter 13 Placement of Fences and Walls

13.010 - Applicability

The regulations for fences and walls contained in this chapter apply to the OSP, AG, RR, R1, R2, R3, R4, R5, C1, C2, MU1A, MU1B, MU1C, MU2, BP, I, and CF zoning districts. Fences and walls are prohibited in the Floodway zoning district. For properties zoned PUD and PCD, the height, location and design of fencing is determined by the PUD/PCD Development Standards for the specific PUD/PCD in which the property is located.

13.020 - Location and Height of Fencing

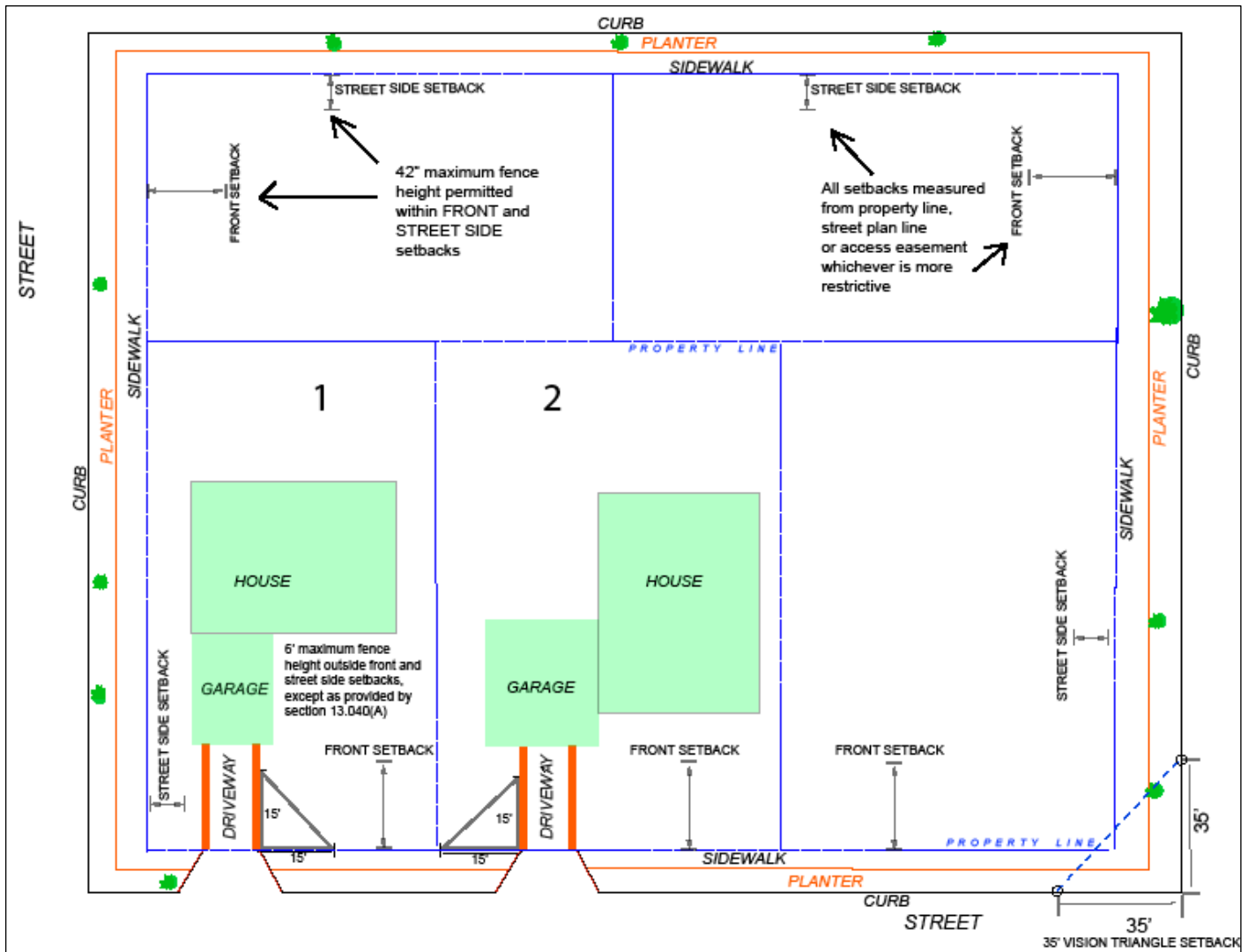
The location and height of fencing and walls is determined by the setback for the zoning district in which the property is located (Tables 4.6 through 4.13). The permitted height and location of fencing and walls shall be as indicated in Table 13.1 subject to the required setback of the applicable zoning district.

Table 13.1

Location of Fence or Wall	Maximum Height
Within required front setback or on the front property line	42 inches 8 ft. Minor decorative entry treatments (e.g. arbor, trellis, etc.)
Within required street side setback ¹ or on the street side property line	42 inches
Within required interior side or rear setback ²	6 ft solid ² or open fencing 2 ft of additional screening at least 50% open
Outside of a required setback	6 ft solid or open fencing 2 ft of additional screening at least 50% open
Within a zone where no setback is required: Within 15 feet of a front property line Within 5 feet of a street side property line 15 feet or more to the rear of a front property line 5 feet or more from a street side property line	42 inches 42 inches 6 ft solid or open fencing 2 ft of additional screening at least 50% open 6 ft solid or open fencing 2 ft of additional screening at least 50% open
At intersections of alleys, streets and driveways within the sight visibility triangle ³	42 inches
Floodway	Walls and fences are not permitted in the floodway

1. As prescribed in Section 13.025(B).
2. As prescribed in Section 13.025(C).
3. On a corner lot, the site visibility triangle is determined by the triangular area formed by the curb lines and their projection and a line connecting them at points 35 feet from the intersection of the projected curb lines (See Figure 13.1). For driveways, the site visibility triangle is determined by the triangular area formed as shown in Figure 13.1. For driveways, the measurement is taken from the back of the sidewalk, or where there is no sidewalk as determined by the Director.

Figure 13.1 – Fence Location Exhibit



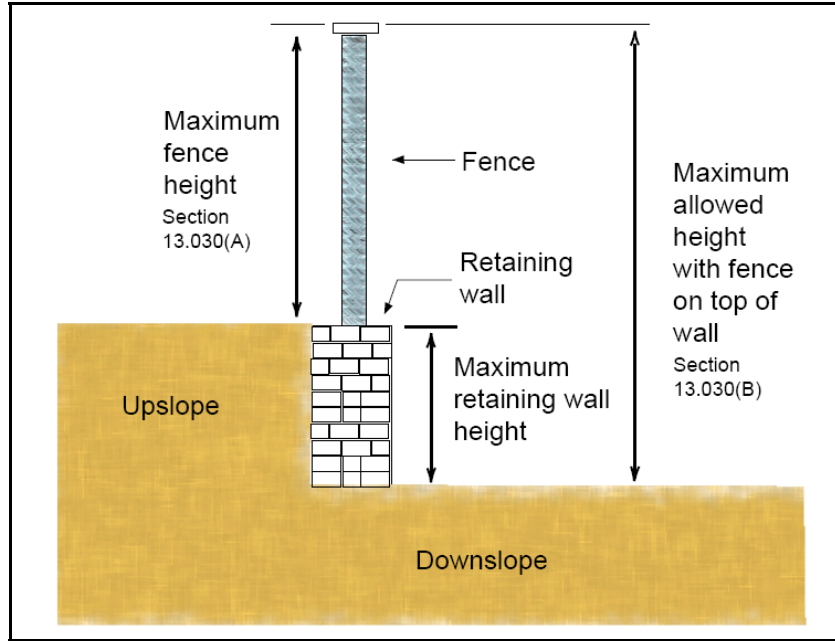
13.025 - Modifications to Fence Location and Height

- A. For flag lots, lots that are not rectangular, and parcels where the required fence setback required in Table 13.1 is not consistent with the required setback for the zoning district in which the property is located, the Director may grant a modification to the required fence location and/or height contained in this chapter.
- B. A 6 foot fence may be located in a required street side setback provided that the fence is a minimum of 5 feet from the street side property line and the area between the property line and the fence is landscaped. As part of the fence permit, a landscape plan for this area shall be submitted for this area and the landscaping shall be installed with the fence. Low water use, drought tolerant landscaping is encouraged.
- C. An additional two (2) feet of fence height may be added to any permitted six (6) foot high fence located on the rear or interior side property line of a residential lot abutting a public, quasi-public facility of potentially noxious use (e.g., school, corporation yard, bicycle paths, pump house, etc.) as determined by the Zoning Administrator.

13.030 - Measurement of Fence and Wall Height

- A. Fence height shall be measured as the vertical distance between the grade of the ground abutting the fence and the top edge of the fence material.
- B. For fences on sloping ground or on retaining walls, solid fence height of six (6) feet may be permitted as measured from the up-slope property so long as a total height, inclusive of any retaining wall, does not exceed ten (10) feet as measured from the down-slope property. See Figure 13.2

Figure 13.2 – Fence Height Measurement



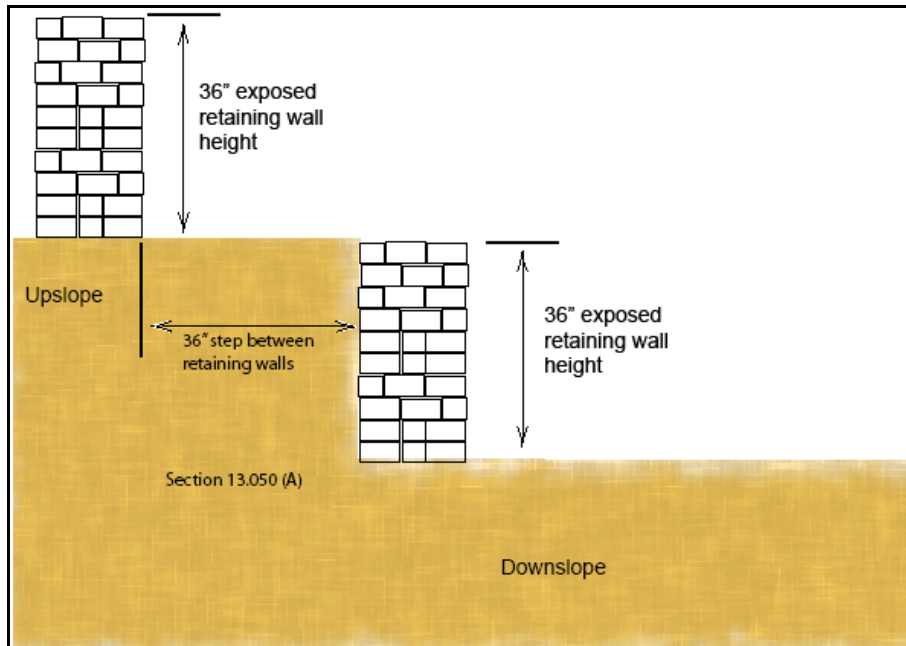
13.040 - Specific Fence and Wall Requirements

- A. **Additional Screening.** An additional two (2) feet of screening material that is at least 50% open may be placed on top of a 6-foot fence.
- B. **Temporary Security Fencing.** Temporary security fencing may be erected around construction sites during the time a valid building permit is in effect for construction with the approval of the Community Development Director. Temporary security fences are not required to comply with the location requirements of Table 13.1 and must be immediately removed upon completion of the construction authorized by the building permit.
- C. **Fencing for Outdoor Storage of Goods and Vehicles, Keeping of Livestock.** A maximum of one (1) foot of vertical barbed wire may be installed on top of fences and walls located in AG and I Districts with the approval of a fence permit by the Zoning Administrator (Community Development Director) provided that the use served includes the outdoor storage of goods or vehicles or keeping of livestock.
- D. **Fencing for Tennis Courts.** When located in a rear or side yard, up to twelve (12) feet of fence height may be permitted for tennis courts with the approval of a conditional use permit.
- E. **Fencing for Commercial Recreation Uses.** Fence height necessary to serve a commercial recreation use may be permitted by with the approval of a conditional use permit.
- F. **Swimming Pools.** Swimming pool, hot tub, spa, or the entire property on which it is located shall be walled or fenced to prevent the uncontrolled access by children from the street or from adjacent properties.

13.050 – Retaining Walls

- A. **Retaining Walls.** Any embankment to be retained that is over 48 inches in height shall be stepped so that no individual exposed retaining wall exceeds 36 inches in height, and each intervening step is a minimum width of 36 inches.
1. **Retaining Walls in Required Front Setback.** Retaining walls not exceeding three (3) feet, six (6) inches in height, may be permitted in the required front setback provided that the coverage does not exceed five (5) percent of the area of the required front setback. On corner lots, such structures shall not be located within thirty-five (35) feet of the intersected street lines. See Figure 13.3

Figure 13.3 – Stepped Retaining Walls



13.060 - Fence Permit Required

- A. No fence or wall shall be installed or constructed without the approval of a fence permit issued by the Community Development Department.
- B. Any person desiring to install or construct a wall or fence shall file an application with the Community Development Department. The application shall be accompanied by a plot plan drawn to scale, reflecting property lines, adjacent public streets, rights-of-way, driveways and existing buildings and structures. A dimensional detail of the proposed fence or wall shall also be provided reflecting the proposed materials and proposed height from existing and finished grade.
- C. The Community Development Director shall review the application for a fence permit for compliance with the provisions of this section and shall approve said application if it is found to be in compliance with these provisions.