

Chapter 18.47: FENCES, WALLS AND Plantings

18.47.010 Fences, walls and Plantings.

Accessory uses shall comply with all requirements for the principal use except where specifically modified by this Ordinance and shall comply with the following limitations:

- A. Fences, walls and plantings may be constructed or maintained with the following limitations: Fences, walls, or plantings shall be constructed or maintained in front setback areas only so as to permit unobstructed vision of passenger vehicle operations when approaching intersecting streets or driveways. Fences, walls, and plantings on lot perimeters in areas other than those obstructing the vision of passenger vehicle operators shall be constructed or maintained to the following standards:
1. Residential zones and residential uses in all zones maximum height limitation; 42 inches front setback and corner vision areas; 6 feet in all other areas. No electrified, barbed, or razor wire fencing is permitted.
 2. Commercial zones: Maximum height 6 feet. No electrified wire is permitted. Barbed or razor wire may be permitted for security purposes on top of a maximum height fence following a Type I Land Use Application. In which a determination has been made that the proposed fencing will not adversely impact the health, safety, or welfare on adjacent property occupants. All outdoor storage shall require a 6-foot high sight-obscuring fence.
 3. Industrial zones: maximum height 8 feet. No electrified wire is permitted. Barbed or razor wire may be permitted for security purposes on top of a maximum height fence, following a Type I Land Use Application in which a determination has been made that the proposed fencing will not adversely impact the health, safety, or welfare of adjacent property occupants. All outdoor storage shall require a sight-obscuring fence with a minimum height of 6 feet.

In all cases, fence and wall height shall be measured from the top of the fence or wall to the highest ground level within a 1-foot horizontal distance from the fence.

B. Swimming pool requirements.

1. A locking fence of six (6) feet in height shall enclose all swimming pools.
2. A dwelling may be used to meet part of the enclosure requirement.
3. No swimming pool or fence shall be located in a vision clearance area.

C. Hazardous Areas.

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