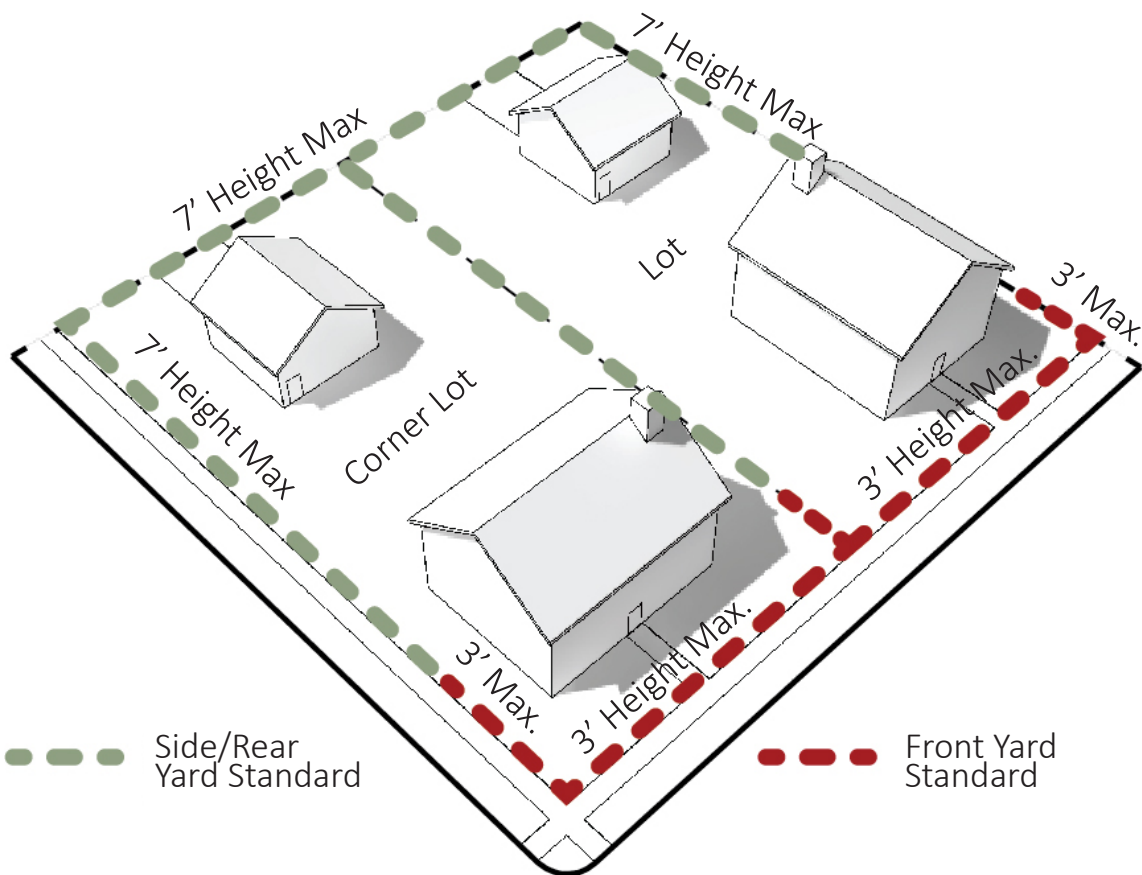


Residential Fence & Wall Requirements

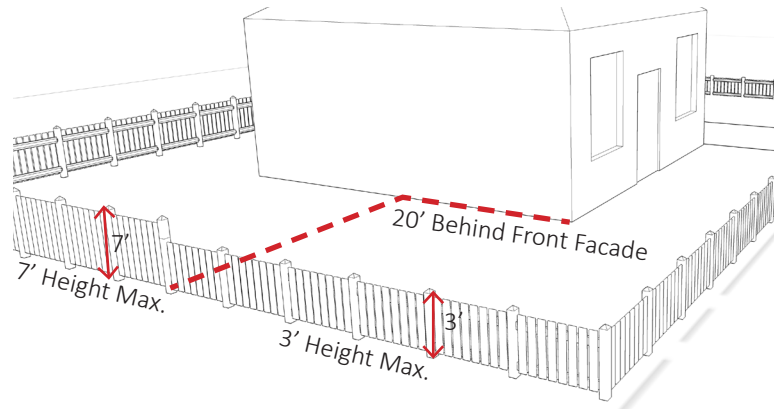
This information is designed to help residential property owners with installing fences or walls to meet the City's fence requirements.



HEIGHT:

1. Front yard fences and walls can be up to 3' tall, but horse fencing may be taller. Front yard is considered the area between the building and the street.
2. Side and rear yard fences and walls can be up to 7' tall (walls over 4' tall measured from the bottom of the footer require a building permit to construct).
3. Corner lots have the following requirements:
 - Along a side street, the front yard fence height applies to 20' behind the front facade.
 - Past that point, fences or walls can be up to 7' tall.

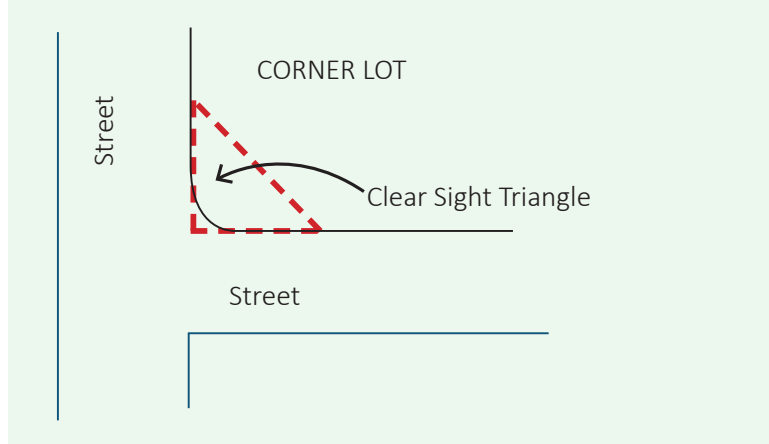
CORNER LOT FENCE HEIGHT & LOCATION



LOCATION:

1. Fencing has to be located on your lot, but cannot be located within an easement unless the easement holder has provided written consent. If a fence in an easement is to be removed due to maintenance requirements, the owners are responsible for the expense of removal and replacement.
2. Be sure not to block access to fire hydrants, mechanical equipment, or utility equipment.
3. Corner lots have the following requirements:
 - Where a corner lot has a driveway access on the side street, the fence shall be set back a minimum of 15 feet from the side street lot line.
 - Be sure to check with the engineering department to site fences to comply with the sight triangle requirements.

CORNER LOT SIGHT DISTANCE



MATERIALS:

1. Materials can be any combination of treated wood, rot resistant wood (such as cypress or redwood), brick, natural stone, cultured stone, other masonry materials, or metal. Chain link and wire fencing are not permitted.
2. Fences should be oriented such that the “finished” side faces outwards.
3. Fences In front yards shall be a maximum of 75% opaque.
4. There are special design requirements if they are located within drainage easements or floodplain:
 - Fences in drainage easements, should allow adequate drainage flow including shadow boxes, flap gates, aluminum fencing, or gaps at the bottom of the fencing (as shown below).
 - In the floodplain, walls and open fencing may be used, such as horse board fencing, wrought iron/aluminum fencing, flap gate systems, or wire fencing in the AG district.
 - Flap gates should be installed to open with the flow of drainage.

FENCE LOCATED IN DRAINAGE EASEMENT WITH FLAP GATE



DO'S AND DON'TS:



YES!



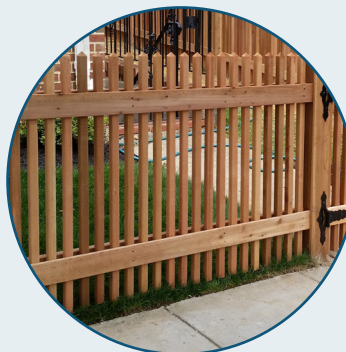
NO tall or opaque fences in front yards



YES!



NO fences next to fire hydrants



YES!



NO chain link fences