

**17.30.040 - Fences, Walls, and Screening**

**A. Applicability.** The requirements of this Section apply to all fences and walls unless otherwise stated.

- 1. Fences or wall in flood hazard area.** A fence or wall in an area subject to flooding identified on a Federal Flood Insurance Rate Map (FIRM) on file in the Department shall require a Building Permit, and shall comply with all requirements of the City Engineer in addition to the requirements of this Section.
- 2. Exemptions.** These regulations do not apply to fences or walls required by regulations of a State or Federal agency, or by the City for reasons of public safety.

**B. Height limits.** Each fence or wall shall comply with the height limits shown in Table 3-2.

**TABLE 3-2 - MAXIMUM HEIGHT OF FENCES OR WALLS**

Location of Fence or Wall	Maximum Height
Within front or street side setback	36 in
Within interior side or rear setback	6 ft (1)
Outside of a required setback	6 ft (1)

**Notes:**

- (1) A fence or wall up to eight feet in height may be allowed when the portions above six feet are of an open design (e.g., lattice, wrought iron or grille work); or where a solid fence up to eight feet is authorized by Minor Use Permit. A Building Permit also may be required.

**C. Measurement of fence and wall height.** Fence height shall be measured as the vertical distance between the finished grade at the base of the fence and the top edge of the fence material.

**D. Specific fence and wall requirements.**

- 1. Fencing between different land uses.** Fencing between different land uses shall be provided in compliance with Subsection F. (Screening).
- 2. Outdoor equipment, storage, and work areas.** Nonresidential outdoor uses and equipment adjacent to a residential use shall be fenced and/or screened in compliance with Subsection F. (Screening).
- 3. Retaining walls.** An embankment to be retained on the site of a multi-unit residential project or non-residential use that is over 48 inches high shall be benched so that no individual retaining wall exceeds a height of six feet except where the review authority determines that topography requires a wall of greater height, and each bench is a minimum width of 36 inches.
- 4. Swimming pools, spas, and similar features.** Swimming pools/spas and other similar water features shall be fenced in compliance with Uniform Building Code (UBC) requirements, regardless of the other requirements of this Section.
- 5. Temporary fencing.** Temporary fencing may be necessary to protect archaeological or historic resources, trees, or other similar sensitive features during site preparation and construction. This fencing shall be approved by the Director.

- E.** Prohibited materials. The following fencing materials are prohibited in all zones except where they are required by a State or Federal law or regulation, and except as noted.
- i.** Razor or concertina wire in conjunction with a fence or wall, or by itself, and chain link fencing within a front or street side setback; and
  - ii.** Barbed wire, or electrified fence; except where approved by the Director for animal control.
- F.** **Screening.** This Subsection establishes standards for the screening and separation of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, and surface parking areas.
- 1. Screening between different land uses.** A commercial or industrial land use proposed on a site adjacent to a zone that allows single dwellings shall provide screening at the parcel boundary as follows. Other nonresidential uses adjacent to a residential use may also be required by the review authority to comply with these requirements.
    - a.** The screen shall consist of plant materials and a solid, decorative wall of masonry or similar durable material, six feet in height (up to eight feet may be allowed in compliance with Subsection B. (Height limits). Openings or pedestrian connections may be required at the discretion of the review authority.
    - b.** The decorative wall shall be architecturally treated on both sides, subject to the approval of the review authority.
    - c.** A landscaping strip with a minimum width of five feet shall be installed adjacent to a screening wall, except that 10 feet of landscaping shall be provided between a parking lot and a screening wall, in compliance with Chapter 17.34 (Landscaping Standards).
    - d.** The review authority may waive or approve a substitute for the requirements of this Subsection F.1 if the review authority first determines that:
      - (1)** The relationship of the proposed uses make the required screening unnecessary;
      - (2)** The intent of this Section can be successfully met by means of alternative screening methods;
      - (3)** Physical constraints on the site make the required screening infeasible; or
      - (4)** The physical characteristics of the site or adjoining parcels make the required screening unnecessary.
  - 2. Mechanical equipment, loading docks, and refuse areas.**
    - a.** Roof or ground mounted mechanical equipment shall be screened from public view from adjoining public streets and rights-of-way and adjoining areas zoned for residential uses. This equipment includes air conditioning, heating, ventilation ducts, and exhaust vents, loading docks, refuse storage areas, and utility services, electrical transformers, gas meters, etc.
    - b.** The colors, materials, and architectural style of screening shall be architecturally compatible with other on-site development.
  - 3. Outdoor storage and work areas.** See Section 17.44.170 (Outdoor Displays, Sales, and Storage).