

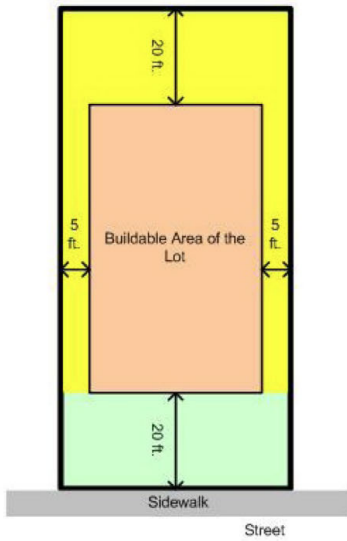
Chapter 18.26 - Fences, Hedges and Walls

18.26.010 - Purpose and Applicability

- A. **Purpose.** This chapter establishes standards for the construction and maintenance of fences and walls, and the planting and maintenance of hedges used for screening or buffering purposes. The standards are intended to ensure that all fences, hedges, and walls provide desired privacy and safety but do not create a public safety hazard or nuisance, and meet the City's standards for quality design and maintenance.
- B. **Applicability.** The regulations in this chapter apply to all fences, hedges, and walls in all zones.

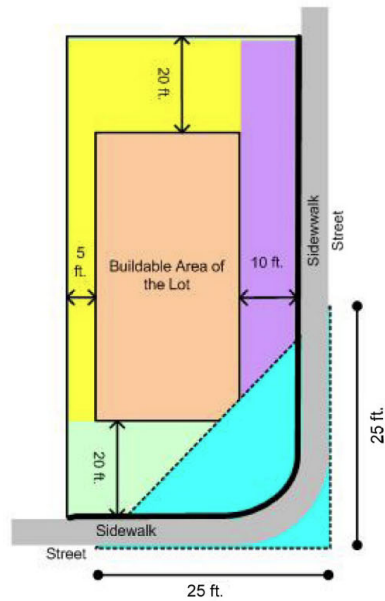
18.26.020 - Location and Height

- A. **General.** Fences, hedges, and walls shall be subject to all of the following regulations, unless an exception applies.
1. Fences, walls, and hedges not exceeding four feet in height may occupy any front setback area. See Figure 3-3.
 2. Fences, walls, and hedges not exceeding six feet in height may occupy any side or rear setback area, provided:
 - a. They do not extend into any required front setback; and
 - b. In the case of a corner parcel, they do not extend into the side setback area required along a side street or into that portion of the rear setback area abutting a side street that is equal to the width of the side setback required on the side street.
 3. The installation of fences, hedges or walls for the expressed purpose of creating a gated community is expressly prohibited by the City.



**Interior Lot
Fence Height Allowed:**

- 6 ft. in required rear and side yard
- 4 ft. in required front yard
- Any height outside required yards (with building permit)



**Corner Lot
Fence Height Allowed:**

- 6 ft. in required rear and side yard
- 4 ft. in required front yard
- 4 ft. in 25 ft. vision triangle
- Any height outside required yards (requires building permit if over 6 ft.)
- 4 ft. if street frontage is less than 100 feet OR 6 ft. if street frontage is more than 100 ft.

NOTE: All fences must be located within private property.

The Fire Code requires a three (3) foot clearance around fire hydrants

**Figure 3-3 –
Fence Height**

- B. **Corner Vision Triangle.** All fences, hedges, and walls shall comply with the height limitations required for safe vision.
- C. **Trees to be Trimmed.** Where trees are located within 25 feet on the intersected street lines, the main trunks of the trees shall be trimmed free of branches to a height of seven feet above the grade of the nearest street curb.
- D. **Prohibited Fence Materials.** Barbed wire, electric fence, razor wire, and other similar materials are prohibited in all zones.

18.26.030 - Measurement of Fence or Wall Height

- A. **Flat Elevation.** Fence height shall be measured as the vertical distance between the highest finished grade of the ground abutting the fence and the top edge of the fence material. Adjacent grades shall not be artificially elevated in order to allow for a fence or wall that is higher than the allowable maximum height.
- B. **Uneven Grade.** Whenever there exists an abrupt shift in the height of the land at the boundary between two property owners the lower owner may erect a fence, wall or hedge on the boundary to the height limit, but in no event shall it be more than eight feet in height.