

Fence Ordinance Highlights

Allowed Fencing Material

Type of Zoning District	Permitted Fence Materials
Single-Family & Duplex Districts	Wood, vinyl, wrought iron, brick/stone, chain-link (replacement & interior lot lines only)
Multi-Family Residential Districts	Wood (if specifically permitted in PD ordinance), wrought iron, brick/ stone, decorative CMU
Retail Districts	Wrought iron, brick/stone, decorative CMU
Office Districts	Wood, wrought iron, brick/stone, decorative CMU
Commercial Districts	Wood, wrought iron, brick/stone, decorative CMU, chain-link
Industrial Districts	Wood, wrought iron, brick/stone, decorative CMU, chain-link. Barbed wire or similar may be installed on top of a chain link fence except where visible from an arterial thoroughfare or highway
Freeway District	Wood, wrought iron, brick/stone, decorative CMU, chain-link. Barbed wire or similar may be installed on top of a chain link fence except where visible from an arterial thoroughfare or highway
Transit Center District	See Article XX of the Comprehensive Zoning Ordinance

Prohibited Fencing Materials / Types

- Electrically charged
- Rope, string, netting, paper
- Live bamboo
- Wire products (chicken/hog or wire fabric-welded or woven)
- Cut or broken glass
- Metal corrugated panels, galvanized sheet metal, plywood or fiberglass panels
- Damaged, deteriorated or unsafe materials
- Slats threaded through a chain-link fence
- Used or recycled materials (unless it meets the building code)
- Temporary fences (except for construction or life safety issues)
- Other materials not manufactured specifically as fence materials

General Requirements

Permits:

- Permit **is** required when constructing or replacing existing fence
- No permit required for repairs less than 20 feet within a six month period

Location:

- Fencing along an arterial street must have their back side (exposed posts & rails) facing to the interior of the lot
- Any area three feet in radius around a fire hydrant & fire hose connection must be kept free of any fencing hindering access
- No fence can be constructed into a public R.O.W., drainage easements, floodways or a visibility triangle

Single Family & Duplex Regulations

- Maximum eight foot height limitations for both rear & side yards
- Decorative embellishments shall not exceed height of fence by more than two feet
- Front yard fences shall be no greater in height than 36" & not have an opacity level exceeding 50%
- support posts & gates are not allowed to extend more than four inches above top of fence

Multifamily & Non-Residential Regulations

- Height is not to exceed eight feet & also must meet the requirements of the CZO

Traffic Visibility Triangles

- Fences on certain lots may make it difficult to see oncoming traffic. It is strongly suggested that an application be submitted to Building Inspection prior to finalizing your construction plans for details of any visibility triangles. Visibility triangle restrictions, as determined by the Building Inspection Department cannot be violated

Construction

- Structurally supported fencing material
- Gates or other openings at least three feet in width
- Building code compliance
- Fence shall not interfere with or alter any drainage swale between lots
- Ensure uniform construction throughout
- All materials shall be securely fastened to ensure an attractive appearance and safe condition free from decay
- Minimum size of chain-link fencing is 11-gauge or greater

Posts:

- Wood posts are allowed when constructing decorative type fences (picket fences, split rail fences, ranch style or agricultural fences)
- If fence is over four feet tall, the posts must be either:
 - galvanized steel, minimum 2-3/8" diameter, minimum 15 gauge thick; OR
 - Cedar with minimum dimension of 4"x4" set in concrete footing

Concrete footings:

- Size: minimum eight inches in diameter.
- Separation/Spacing: If less than seven feet in height, the posts should be spaced at a minimum of eight feet on center, no less than 24" deep
- If seven feet in height or greater, posts should be spaced at a maximum of six feet on center, no less than 36" deep

Decay Prevention:

- No contact with the ground:
 - Concrete strip poured between fence supports; OR
 - Raising fence panels or pickets to provide minimum two inches between bottom of pickets & ground
- Kick board may be used to cover gap between bottom of pickets and ground
- All wood material shall be stained, pressure treated or adequately sealed to prevent decay (Exception: Cedar, redwood or other naturally decay-resistant woods may be used without staining or other treatment)

Fences Adjacent To Screening Walls

If your fence intersects a screening wall and your fence is higher than the screening wall, the fence must transition to the height of the screening wall over a minimum distance of 20 feet. Less than a 20 foot transition may be allowed only where unusual terrain and/or lot orientation does not allow for an orderly transition.

Retaining Walls

- Fence posts attached to or supported by other structures shall be provided with foundation & anchorage to prevent movement of the structure

In Utility, Drainage, Water and Sewage Easements

- No fence can be erected within a drainage easement
- No fence may be constructed in floodway areas
- Fence should not adversely affect drainage or create debris build-up
- The City does not authorize a fence to be constructed within any city easement but may allow it with the understanding that if access is needed and the homeowner's fence is damaged in the process, it is the sole responsibility of the homeowner to replace or repair the fence at his own expense

As Pool and Spa Enclosures

- Fences around a pool, spa, or hot tub must be a minimum of four feet in height

Please see more information on pool barrier requirements for detailed requirements.