

15.24.040 Fence Regulations

Fences, including electric fences, masonry walls, ornamental iron, chain link, open wood, solid wood or metal, forming a physical barrier, whether above or below ground, placed on private property, used for any purpose shall conform to the following requirements:

C. Fence Height Requirements

All fences shall comply with the **maximum** height requirements set forth in the following table, unless otherwise specified below.

<u>Zoning District</u>	<u>Front Yard</u>	<u>Street Side Yard</u>	<u>Interior Side/Rear Yard</u>
Residential	4 feet <small>see 1 below</small>	6 feet <small>see 2 below</small>	6 feet
Commercial	4 feet <small>see 1 below</small>	6 feet	6 feet
Industrial <small>see 3 below</small>	8 feet	8 feet	8 feet
Open Space/Recreation	8 feet	8 feet	8 feet

1. In residential and commercial districts, a maximum six-foot tall fence may be allowed in the front yard if the fence is placed behind the wall of the principal structure facing a public or private street and does not create a safety hazard by obstructing the clear view of pedestrians or vehicles. Ornamental iron fences located in the front or street side yards may exceed four feet in height, but are limited to six feet in overall height.
2. In residential districts, the height of a fence in a street side yard shall not exceed four feet if any of the following conditions exist:
 - a. An entrance to the principal structure faces the street side yard;
 - b. A driveway is located within the street side yard **of the property where the fence is installed;**
 - c. ~~The fence is located within five feet of the~~ The driveway entrance of an adjoining property **along the same street is located within ten feet of a shared property line. If a topographical difference exists between the two properties, and the property owner can reasonably demonstrate the fence will not block visibility from the driveway, said fence may exceed four feet in height at the discretion of the Community Development Director or their designee;** or
 - d. The street side yard abuts an alley that intersects a public or private street.

3. In the I-2 and I-3 Districts when a parcel contains 50 contiguous acres or more of total land area, a maximum 10-foot tall fence may be allowed in the interior side, street side and rear yards. In the front yard, the height of the fence shall not exceed eight feet unless its placement meets the setback requirements for structures. Ten-foot tall fences shall only be constructed out of wood, vinyl-coated chain link or architectural precast concrete panels, and shall not incorporate any sharp or pointed projections, outriggers, or barbed wire strands. High-gauge deep-rib structural fencing may be allowed as an acceptable material for ten-foot tall fences if not visible from a major arterial street.
4. In residential districts, fences proposed to exceed six feet in height due to topographical conditions or unusual circumstances shall be reviewed on a case-by-case basis by the Community Development Director or their designee.
5. Retaining walls used for the purposes of supporting, holding or restraining soil between two different elevations shall be exempt from the requirements of this Section provided it does not create a safety hazard by obstructing the clear view of pedestrians or vehicles.