

Article 59. Fences, Walls, Hedges and Intersection Visibility

Sec. 8-5.5901. Applicability.

At the time of installation, erection, enlargement, increase in capacity of any building, fence, outdoor use or change in type of use, all fencing and walls shall conform to the provisions of this article.

Sec. 8-5.5902. Standards Applied to All Walls and Fences.

A. Measurement.

The height of a wall, fence or hedge shall be measured on the premises required to provide it and from the finish level of the ground beneath it.

B. Prohibited fence materials.

In all zoning districts, for fences along street frontages, the use of coiled barbed wire, coiled razor wire or similar material in conjunction with any fence, wall, roof, hedge, or by itself, is prohibited with the following exceptions:

1. If required by any law or regulation of the City, the State of California, Federal Government, or other agency thereof.
2. On properties in the M Districts located on streets not identified in the General Plan as an arterial or collector and that are not within 50 feet of a General Plan street.

C. Maintenance.

All walls and fences shall be maintained in a safe, neat and orderly condition at all times.

D. Traffic safety sight area - all districts.

Within the sight distance triangle, defined in Sec. 4-9.1901 et, seq. of the Municipal Code, no wall, fence, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction over 30 inches in height, above the nearest street curb elevation, shall be erected, placed, planted, or allowed to grow which would impair the vision of a person entering or exiting property or a street intersection. For all required front and street side yards, outside of the sight distance triangle, no wall, fence, hedge, sign or other structure, shrubbery, mounds of earth, or other visual obstruction shall exceed 36 inches in height. Exceptions to this standard are for:

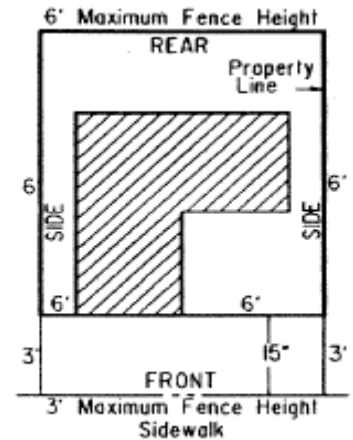
1. Public utility poles;
2. Official traffic warning signs and signals;
3. Trees trimmed (to the trunk) to provide a minimum clearance of 7 feet above any sidewalk and 14 feet above any adjacent public or private right-of-way or intersection.

Sec. 8-5.5903. Exceptions - Use Permit.

Exceptions to the standards provided in this article may be permitted if a use permit (Sec. 8-5.7003) is first secured.

Sec. 8-5.5904. One- and Two-Family Residences: Maximum Fence Height Within Required Yards.

The maximum height of walls, fences and hedges is 3 feet in any required front yard or street side yard and 6 feet in any other required yard, unless as otherwise provided for elsewhere in this chapter.



Sec. 8-5.5905. Required Multiple-Family, Commercial and Industrial Fences and Walls.

A. Multiple-family residential district.

Where a multiple-family development will be adjacent to a single-family residential district a 6 foot high masonry wall shall be constructed along all common property lines.

B. Commercial and industrial districts.

1. **Outdoor storage** - All outdoor storage or equipment rental areas fronting on a public right-of-way or customer parking area shall be screened from view by a 6 foot high wall made of masonry or masonry pilasters and wood or similar decorative materials. Living vegetation may also be utilized provided the type of shrubbery used are a minimum of 5 gallon in size (tree size see Sec. 8-5.6004 (A) (4), are of a fast growing variety and will grow into a solid barrier within 3 years of installation.
2. **Outdoor sales areas** - If a permitted outdoor sales display area is proposed by the business owner to be fenced, such as with plant nurseries or sales of automobiles, motorcycles, mobile homes, boats, recreational vehicles, etc. all fencing fronting on the public right-of-way shall consist of a masonry wall, masonry pilasters and wood fencing, or if open screening is to be used, it shall be made of a decorative material including wrought iron, masonry pilasters and open mesh wiring or other similar material as approved by the Planning Director.

3. **Walls and fences in front and street side yards** - All walls or fencing fronting a public right-of-way shall be placed in back of required landscaped areas.
4. **Walls and fences in interior side or rear yards** - Where a commercial or industrial development is adjacent to residential property, a 6 foot high masonry wall shall be constructed along all common property lines. Otherwise, walls and fences not visible from the public right-of-way are not limited to a material type.