

RESIDENTIAL FENCES

The following applies to the replacement of residential privacy fences or construction of new privacy fences on single-family residentially zoned lots. A fence permit is required when more than 50 percent of the length of the fence along a property line is being replaced.

Height

Height shall not exceed eight feet as measured from the highest adjacent grade within ten feet of the fence.

Approved Materials

Residential privacy fences may be constructed of any of the following materials.

- Masonry (brick, stone, reinforced cement concrete) or any other sustainable material with more than a 30-year life expectancy;
- Ornamental metal rail fencing;
- Cedar or redwood;
- Composite fencing;
- Vinyl fencing in flat white or flat natural tone colors such as rust or tan; and,
- Other wooden picket fences, only if constructed with metal posts, metal brackets, and metal caps. Chemically pre-treated wooden horizontal members must be at least 2" X 4" in size.



Masonry



Ornamental metal



Redwood or cedar



Composite or vinyl

Prohibited Materials

The following materials are prohibited for residential privacy fences.

- Chain link (except as described below);
- Sheet, roll, or corrugated metal; and,
- Cast off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.

Chain Link Reconstruction Materials

An existing chain link fence may be replaced with a new chain link fence or be replaced with an approved material. New chain link fences are not permitted.



Chain link (coated)



Chain link (uncoated)

Location of Fence

Privacy fences may be located along the property line with the following exceptions.

- In the interest of public safety and considering the visibility triangles, no fence may be taller than two feet when located on the side property lines of a corner lot or a reverse corner lot.
- Any fence that is more than two feet high shall be set back at least five feet from the side property line of a corner lot. In the case of a reverse corner lot, any fence that is more than two feet high shall be set back at least 7.5 feet from the side property line.

Orientation of Fence

Any fence that is located on a lot adjacent to a public street must face the side with exposed posts or rails away from view from the adjacent public street. The posts or rails of a fence on the interior lot lines may face either direction.



Smooth side of fence must face the street.



Posts and rails must face away from a street, but may face either direction on an interior lot.

Front Yard Residential Fences

Fences are allowed in the front yard of single-family residences. The fence must not be taller than 4 feet. The fence must be constructed of ornamental metal railing and be at least 75-percent transparent. The fence may have masonry columns. Wood pickets or solid fences are not permitted.



Examples of acceptable material for front yard fences.

General Fence Maintenance

All fences must be perpetually maintained, repaired, or replaced by the owner of the fence.

For fences where less than 50 percent of one length of fence along a property line requires repair or replacement with new fencing materials, the repair or replacement:

- shall not change the scope, location or dimension of the fence; and,
- shall be made using the same material as originally used to construct the fence, or material with comparable composition, color, size, shape, and quality as the remaining fencing material.

The use of materials not specifically manufactured for the construction of fences is prohibited. These include, but are not limited to, the following.

- Plywood;
- Corrugated steel panels; or,
- Fiberglass panels.