

Sec. 15.05.100. - Fences and walls.

- A. *Purpose.* The regulations in this section are intended to meet the purpose and intent of this development code to provide quality design regarding fences and walls in the city without limiting the intended function of fences and walls.
- B. *Fences or walls, generally.*
1. *Fences and walls materials and color.* Fences or walls shall be constructed of materials customarily commercially sold for fencing and walls including decorative masonry (excluding smooth face masonry), stone, brick, iron, steel, vinyl, wood, wood composite, or other comparable materials that meet the purpose of these fence and wall standards. Specific standards on chain-link or woven-wire fences are in subsection E.2 of this section. Fences and walls shall be limited to white, green, brown and gray earth-tone color palettes. Other materials and colors are prohibited unless specifically allowed in this development code or the director approves an administrative modification under section 15.02.080.B for an alternate design that meets the purposes of these fence and wall standards.
 2. *Barbed wire and metal fences.* Fences constructed of barbed wire, tin or sheet metal, or partly of any of those materials, are prohibited, except that in industrial districts, barbed wire shall be allowed as a topping for woven-wire industrial-type fences only if the director determines that extraordinary and unusual circumstances exist that require such a fence to meet reasonable requirements for public safety. When allowed, barbed wire shall be no closer than six feet from ground level and the barbed wire portion of the fence cannot be tilted outward from the primary plane of the woven wire fence.
 3. *Electric fences.* Except for low-voltage, commercially available "invisible fences" used to contain domestic pets, it is a violation of this development code to construct or maintain any fence capable of being charged with electricity.
- C. *Building permit required.* No fence or wall shall be constructed until a plan has been presented and a permit has been issued in the manner provided for the issuance of building permits. See [section 15.02.120](#) for review and administrative procedures for building and construction permits.
- D. *Perimeter fences and walls.*
1. *Perimeter fence and wall design.*
 - a. Where perimeter wood privacy fences are installed, such fences shall be painted in neutral colors compatible with the neighborhood design. The finished side of the fence shall face all public rights-of-way, common areas, and other public areas, as applicable.
 - b. Perimeter fence or wall designs shall be approved with all subdivision plats or site plans.
 - 2.

Ownership and maintenance. Except where a perimeter fence or wall is provided by the city or other governmental entity, the ownership and maintenance of such fences and walls shall be the responsibility of a property owners' association or adjacent property owner. Such ownership and maintenance shall also extend to the landscaped setback area between the sidewalk and fence or wall, as described and required by this section or code.

3. *Perimeter fences and walls located adjacent to arterial and collector streets.* For perimeter fences and walls located in new residential developments with frontage on an arterial or collector street, fences and walls shall include an adequate number of openings for pedestrian access, landscaping, parks and open space. Perimeter fences between pocket parks and common areas and adjacent arterial or collector street shall not exceed 48 inches in height, unless the decision-making body determines that the taller fence is needed for safety or to provide adequate buffering.
4. *Replacement perimeter fences.* Perimeter fences replaced on individual lots where the subdivision, development plan or site plan does not include fence restrictions or design standards, shall comply with other applicable provisions of this section.
5. *Perimeter or individual lot or parcel fences or walls adjacent to open space areas.* Fences or walls constructed adjacent to common areas, pocket parks and public parks and open space shall be consistent with the design standards specified in section 15.05.040.

E. *Front yard fences on individual lots or parcels.*

1. *General requirements.* Fences, barriers, walls, or other obstructions shall not be placed or constructed in the front yard of a lot between the front lot line and any portion of the front facade of the building unless they comply with the following criteria:
 - a. The fence or wall is at least 50 percent transparent (not opaque) and does not exceed 42 inches in height; and
 - b. All fences shall have the finished (smooth) side facing the public right-of-way, common areas, or other public areas, as applicable.
2. *Chain-link or woven-wire fences.*
 - a. Chain-link or other woven-wire fences are prohibited in the front yard of a lot or parcel located in a residential zoning district, except for temporary chain-link/woven-wire fences used during construction.
 - b. In an industrial zoning district, chain-link or other woven-wire fences not exceeding eight feet in height may be permitted in the front yard of a lot or parcel only upon demonstration by the applicant and determination by the director, that extraordinary and unusual circumstances exist that require such a fence to meet reasonable requirements for public safety.

F.

Corner and reverse corner lots; streetline fences. On any corner lot or reverse corner lot in any residential zone, a privacy fence may be constructed along the street side portion of the side yard and rear yard, subject to the following safety considerations:

1. The fence or wall shall be located outside of the right-of-way and set back a minimum of one foot from any sidewalk along the street.
 2. Gates in the fence shall open toward the yard rather than the sidewalk.
 3. The fence or wall shall comply with city sight distance requirements.
 4. In order to preserve sight distance, an unobstructed view shall be maintained. Sight distance requirements are addressed in the city standards. The city may require greater distances in certain high-volume or high-speed traffic intersections.
- G. *Height limits.* Except as otherwise stated or limited in this section or chapter, the maximum height for fences and walls shall be six feet for fences/walls located on residential property and eight feet for mixed-use and nonresidential properties and residential properties with side and rear yards abutting arterial streets, unless the director determines that a higher fence or wall is necessary on a mixed-use or nonresidential property to provide adequate screening or buffering. The height of a fence or wall is measured as the vertical distance between finished grade on the highest side of the fence to the top of the fence or wall.
- H. *Fence and wall locations relative to landscape buffers.* Where landscape buffers are required adjacent to streets, parks and open space areas, between land uses, or in other areas, and fences or walls are proposed in conjunction with the landscape buffers, the landscaping shall be located on the outside of the fence or wall to maximize the intent of the screening and buffering.
- I. *Fence and wall clearance from fire hydrants and other utilities.*
1. *Clearance from fire hydrants.* No fence or wall shall be constructed that hinders or obstructs access to any fire hydrant or that encroaches within a radius of three feet from any fire hydrant. The director may require a gate or gates to be placed in any fence for the purpose of providing access for fire protection, for meter reading, or for the use and maintenance of any existing easement. The applicant should reference any applicable city rules and regulations addressing the location of any such gates.
 2. *Clearance from other utilities.* No fence or wall shall be constructed that hinders or obstructs access to any utilities. The applicant should contact any utility with existing facilities located where the fence is planned to determine appropriate clearances.

(Code 2009, § 15.05.100)