



Planning & Building Department

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Fences, Hedges and Walls

Excerpts from Land Use Code Chapter 20.16, Article III

Last Updated: November 12, 2019

Height measurement

The height of a fence, wall or hedge is measured vertically from the natural or approved finished grade to the top of the fence, wall or hedge, immediately above.

Where the fence, wall or hedge is located within three (3) feet of a retaining wall, embankment or other grade separation facing a street or adjoining property, the measurement is from the base of the retaining wall, embankment or other grade separation.

Maximum height of fences and walls

A. The maximum height of fences and walls allowed within required yards shall not exceed the following:

1. Required front yard within all zoning districts except R-1-20,000 and R-1-40,000 Districts Four (4) feet, except as restricted for vision clearance per Section 20.16.005(E). For corridor (i.e., flag) lots, this subsection shall apply to the portion of the access corridor (a.k.a. "flag") that adjoins the required front yard of the adjoining lot(s).
2. Required front yard in R-1-20,000 and R-1-40,000 Districts Six (6) feet, except as restricted for vision clearance per Section 20.16.005(E) and provided further that the location and design of the fence complies with all of the following requirements:
 - a. The street frontage of the lot is not developed with a sidewalk nor is it designated by the General Plan for sidewalk development.
 - b. The fence is located ten (10) feet or more behind the property line fronting the street or the edge of the road, whichever is closer.
 - c. The fence is transparent, as defined in Chapter 20.28, Article IX.

Otherwise, walls or fences with opaque siding material (e.g., solid boards) exceeding four (4) feet in height are not allowed within a required yard fronting a street.

3. Required rear yard and interior side yard Six (6) feet.
4. Required side yard fronting a street Six (6) feet if located fifteen (15) feet or more behind the front wall of the main building. Otherwise, the maximum height of a fence or wall located within a side yard fronting a street shall not exceed four (4) feet, except as further restricted for vision clearance per Section 20.16.005(E).

B. The maximum height of fences and walls allowed outside of required yards shall not exceed 12 feet.

Maximum height of hedges and other screening vegetation

- A. Within required front yards Four (4) feet, except as further restricted for vision clearance per 20.16.002(E). For corridor (i.e., flag) lots, this subsection shall apply to the portion of the access corridor (a.k.a. “flag”) that adjoins the required front yard of the adjoining lot(s).
- B. Within required side yard fronting a street Six (6) feet if located fifteen (15) feet or more behind the front wall of the main building. Otherwise, the maximum height of a hedge and other screening vegetation located within a side yard fronting a street shall not exceed four (4) feet, except as further restricted for vision clearance per Section 20.16.005(E).

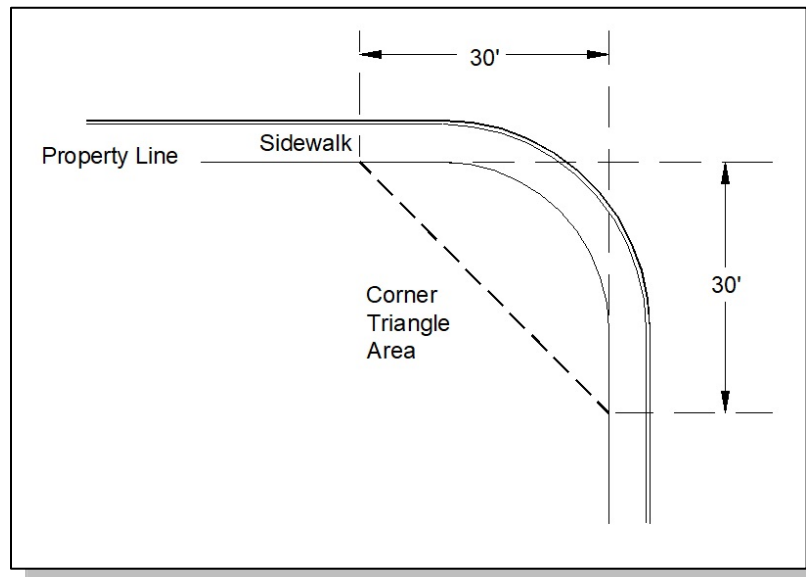
Fences, walls and hedges exceeding allowed height

Fences, walls, hedges and other screening vegetation may exceed the maximum height allowed under the following circumstances:

- A. The Planning and Building Director determines that a grade separation exists such that a property owner is denied private use of a lot.
- B. The Planning and Building Director approves a minor conditional use permit, subject to Chapter 20.28 Article V.

Section 20.16.005(E) - Vision clearance, corner lots

On corner lots, within a triangular area formed by the street property lines and a line connecting points on the street property lines thirty (30) feet from the street intersection, no fence, wall, hedge, or other obstruction, except the natural grade of a site, shall exceed a height of 2.5 feet (30 inches) above established grade at the edge of the existing or proposed pavement, provided that trees pruned up to 8 feet above street grade shall be permitted.



Specific Plan for Area A – Ridgeland – Fences and Walls**11.4.2.j. Fences and Walls.**

Long stretches of tall, opaque fencing distract from Area A's natural beauty and block views, especially along lot lines. Walls and fences also diminish the quality of wildlife habitats by interfering with the movement of wildlife. However, limited outdoor enclosures can be desirable for security and privacy, and to separate domestic pets from wildlife and their habitat.

- i.) Solid fences and walls may be constructed within the building envelope of a lot. Such fences and walls may also be constructed perpendicularly to the lot's side property lines and along side property lines where parallel to the building envelope. Fencing beyond a lot's building envelope is limited to low-visibility fencing (e.g., deer fencing).
- ii.) Fence and wall materials shall blend with the natural surroundings. Chainlink and wrought iron fencing are prohibited outside of the building envelope.
- iii.) Fences and walls shall not exceed six feet in height, except in the front yard setback area, where they shall not exceed four feet in height.