

Chapter 17.44: Additional Development Standards

§17.44.020. Fences and Walls

A. Compliance

All fences, walls, and retaining walls in the City shall conform to the provisions of this chapter.

B. Fences, Walls, and Retaining Walls for Residential Zoning Districts

Fences, walls, and retaining walls for single family detached dwellings shall comply with the provisions of this section.

1. Fence requirements on the property line(s) facing a single street (lots with only one street frontage):

- a. No fence shall be higher than four feet within the front setback of any lot within a residential zoning district, b. Fences shall be on the property line and not within the right-of-way.

2. Fence requirements on the side and rear property lines:

- a. Fences along the rear property line (unless the rear property line fronts a street) shall be a maximum of six feet in height, except for the portion of the rear property line that due to lot configuration may be within a front setback,
- b. Fences along the side property line (unless the side property line fronts a street) shall be a maximum of six feet in height, except for the portion of the side property line within a front setback,
- c. No fence located within the site distance triangle shall be greater than four feet in height.

3. Fence requirements, for lots with more than one street frontage:

- a. No fence shall be higher than four feet on the property line or at any point within the front setback except as follows:
 - (1) The property owner shall declare one frontage of the lot as the “front,” and a fence not more than four feet high may be located within the front setback,
 - (2) The property lines fronting any other street or streets that are not declared as the “front” site may be fenced with the following options:
 - (a) A four foot fence may be constructed along the property line, or
 - (b) A six foot fence may be constructed provided that the fence is set back 12 feet from the property line, or
 - (c) With the approval of the Director of Community Development, a six

foot fence may be constructed at a setback of three feet from the property line on lots fronting arterial streets, major collector streets, or minor collector streets, provided that landscaping and irrigation are installed between the fence and the property line, and the property owner maintains the landscaping in vigorous, healthy condition.