

4.05.040 Fences and Screening

A. Fence design standards. Fences, to include walls and similar dividing instrumentalities, shall be subject to the following regulations:

I. Location and height in residential zones.

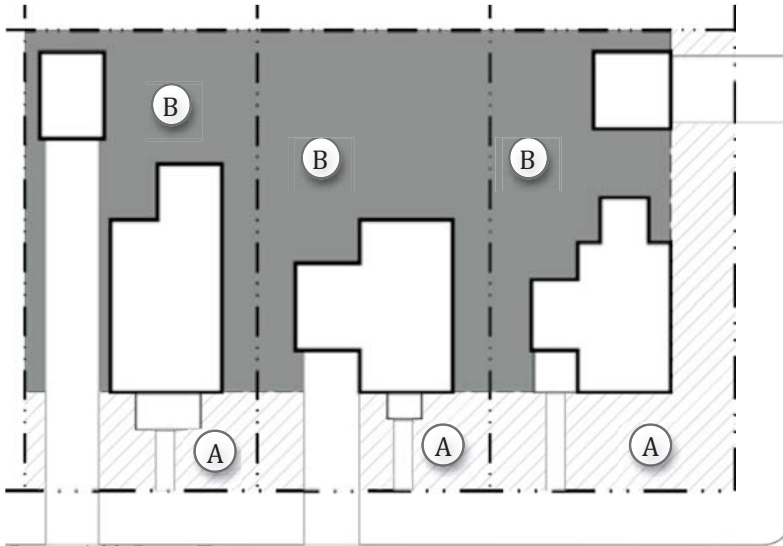


Figure: 4.12 Fence Zones

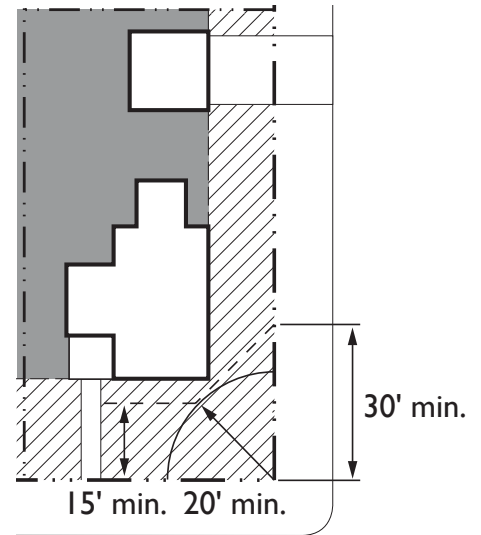


Figure: 4.13 Vehicular Sight lines

Key

- ROW / Property Line
- Setback Line
- Zone A
- Zone B

- a. Within street frontage yards, zone A, see figure 4.12 (Fence Zones), decorative fences less than or equal to three feet in height may be built with the following exemptions:
 - (1) The initial two feet of a retaining wall shall not be considered a portion of a fence.
 - (2) A fence or wall having a height of not more than six feet may project five feet into any required street frontage yard, provided:
 - (a) Lineal length of such fence does not exceed 75 percent of the lot frontage.
 - (b) Such projection does not occur within a vehicular sight line as shown in Figure 4.13.
 - (3) A fence or wall having a height of not more than six feet may be located on the property line on one of the street frontage yards of a corner lot, provided:
 - (a) Any area between fence and sidewalk shall be provided with an irrigation system and shall be permanently maintained as a landscaped strip. Impervious surfacing shall not exceed 25 percent of the area.
 - (b) No such fence shall be located within twenty feet of any driveway.

- (c) Fences shall conform to subsections A. I.a.(2).(a) of this section.
- (4) Within street frontage yards, zone A, chain link fences shall not be permitted.
- b. Non-street-frontage yards, zone B, see figure 4.12 (Fence Zones).
 - (1) Fences less than or equal to six feet in height may be built along property lines or built perpendicular to property lines when used to complete lot enclosure.
 - (2) The initial two feet of a retaining wall shall not be considered a portion of a fence.
- 2. Fences or walls, where required by this code, shall be of permanent construction of wire, wood, or masonry with all supporting structures of pressure treated lumber, redwood, concrete, or steel set in a concrete foundation. Other fence or supporting structure materials may be considered by the Director. Such fences may be subject to City building division review.
- 3. Where otherwise permitted or required by this code or around private and public recreation courts, fields, or similar play areas, fences in excess of six feet in height shall be allowed.
- 4. Barbed wire shall not be used in the construction of any fence except in an industrial zone as a protective device no less than five feet above the finished grade of the base.
- 5. No fence shall be erected that interferes with vehicular sight lines as shown in figure 4.13 (Vehicular Sight Lines).
- 6. Notwithstanding the six-foot fence height limitation of subsections A. I.a of this section, and subject to Director approval, a fence to a maximum height of eight feet may be constructed on a side or rear property line of a lot abutting a truck-route designated street or major street as defined by the General Plan (LMC 10.24.010), provided the fence does not exceed six feet in height within 20 feet of the intersection of lines tangent to the right-of-way of two intersecting streets.

B. Mechanical equipment screening.

- 1. Mechanical equipment exempt from screening.
 - a. Free-standing or roof-mounted solar equipment.
 - b. Vents less than four feet in height may be exempt from the following requirements subject to Director review.
- 2. For all new installation or relocation of existing mechanical equipment for commercial/industrial development, the equipment shall be screened from public view whether installed on the roof, ground or walls.
 - a. Roof-mounted equipment. Building parapets or other architectural elements in the building's architecture style shall screen roof-mounted equipment.
 - (1) New buildings shall be designed to provide a parapet or other architectural element that is as tall as or taller than the highest point on any new mechanical equipment to be located on the roof of the building.
 - (2) For existing buildings with no or low parapet heights, mechanical equipment shall be surrounded on all sides by an opaque screen wall as tall as the highest point of the equipment. The wall shall be architecturally consistent with the building and match the existing building with paint, finish, and trim