



10.5A.9 Fences, Walls And Retaining Walls

- A. Fences, walls and retaining walls up to forty eight inches (48") in height may be erected on any part of the zone lot.
- B. Fences, walls and retaining walls, on an interior lot, may be erected to a height of seventy two inches (72") on any part of the zone lot not in the front setback space. Open clear chainlink fencing with no solid blocking of any type, including trees or other landscaping, may be erected to a height of seventy two inches (72") in the front setback on an interior lot.
- C. Fences, walls and retaining walls, on a corner lot, may be erected to a height of seventy two inches (72") on any part of the zone lot, except for the following:
 - 1. Open clear chainlink with no solid blocking trees or other landscaping may be erected to a height of seventy two inches (72") in the front setback on a corner lot; and
 - 2. "Sight triangle" areas explained as follows: A triangular area formed by the street property lines and [1](#) a line connecting them at points thirty feet (30') from the intersection of such property lines. These sight triangle areas are to contain no obstructions to the view of the driver of a vehicle. Any fencing, landscaping or other improvements placed within the area of the triangle shall allow visibility across the area. Only open clear chainlink fencing with no sight obstructions, including vegetation, may be erected in the sight triangle up to a height of seventy two inches (72"). All other fencing, walls and retaining walls, shrubs, boulders, ground covers, landscaping and similar improvements shall be maintained at or below a height of forty eight inches (48") above grade (ground level).
- D. Barbed wire, sharp pointed metal fences and electrically charged fences shall not be permitted.
- E. Fences shall be maintained in a good state of repair.
- F. Open mesh fences of any height may be erected on zone lots containing schools, public parks and playgrounds.
- G. The height of fences under this section shall include combinations of walls and fences. The height allowances shall be measured from the high side of adjoining properties allowing each property the right to a six foot (6') privacy wall, fence or combination from finished grade.

NOTES:

- 1. See also subsection 7-7-3E of this code.

HISTORY:

(Ord. 1978-1, 3-8-1978, as amended)

PROPOSED CODE



10.5A.9 Fences, Walls And Retaining Walls

A. Fences, walls and retaining walls up to forty eight inches (48") in height may be erected on any part of the zone lot.

B. Fences, walls and retaining walls, on an interior lot, may be erected to a height of **ninety-six inches (96")** on any part of the zone lot not in the front setback space.

C. Fences, walls and retaining walls, on a corner lot, may be erected to a height of **ninety-six inches (96")** on any part of the zone lot, except for the following:

1. Open clear chainlink with no solid blocking trees or other landscaping may be erected to a height of seventy-two inches (72") in the front setback on a corner lot; and
2. "Sight triangle" areas explained as follows: A triangular area formed by the street property lines and a line connecting them at points thirty feet (30') from the intersection of such property lines. These sight triangle areas are to contain no obstructions to the view of the driver of a vehicle. Any fencing, landscaping or other improvements placed within the area of the triangle shall allow visibility across the area. All other fencing, walls and retaining walls, shrubs, boulders, ground covers, landscaping and similar improvements shall be maintained at or below a height of forty-eight inches (48") above grade (ground level).

D. Barbed wire, sharp pointed metal fences and electrically charged fences shall not be permitted.

E. Fences shall be maintained in a good state of repair.

F. Open mesh fences of any height may be erected on zone lots containing schools, public parks and playgrounds.

G. The height of fences under this section shall include combinations of walls and fences. The height allowances shall be measured from the high side of adjoining properties allowing each property the right to a six foot (6') privacy wall, fence or combination from finished grade.

H. Fences, walls, and retaining walls exceeding seventy-two inches (72") in height shall require a building permit and shall be designed by a licensed professional engineer or otherwise demonstrated to meet applicable structural requirements as determined by the Building Official.

I. Upon approval of a building permit, fences, walls, or retaining walls may be erected to a maximum height of one hundred twenty inches (120") on portions of an interior side yard or rear yard lot line that are not located within a required front setback area, provided:

1. The owners of all adjoining properties directly affected by the proposed fence or wall sign a written agreement consenting to the increased height; and
2. The written agreement is submitted with the building permit application and recorded with the San Juan County Recorder prior to permit issuance; and
3. The fence, wall, or retaining wall is designed by a licensed professional engineer and complies with all applicable building code requirements.

NOTES:

1. See also subsection 7-7-3E of this code.

HISTORY:

(Ord. 1978-1, 3-8-1978, as amended)