

1. The fence shall not be sight obscuring and shall be constructed of chain link or other similar material and be no less than seventy (70) percent open space; or,
2. The fence shall be terminated no less than twenty (20) feet in each direction from the front corner of the lot adjacent to the effected driveway thus forming a line of sight triangle; or,
3. The fence shall be no more than forty-two (42) inches in height at a point no less than twenty (20) feet in each direction from the front corner of the lot adjacent to the effected driveway thus forming a line of sight triangle; or,
4. The owner of the effected driveway may, in writing, waive the fencing restrictions for the adjacent lot, if it can be shown that the backing of vehicles can be accomplished in a safe manner.

~~Applicants requesting a fence greater than six (6) feet in height must receive a conditional use permit in accordance with Chapter 19.13 herein. Minimum fence height for multi family units is six (6) feet.~~

It shall be unlawful for any person to erect or to maintain any barbed wire, concertina or razor wire, or electric fence in any residential zone, unless required by federal, state, or local statute for protection purposes. (9-1-04)

Non-Residential Zones

Fences, walls, and living fences may be constructed in non-residential zones up to six (6) feet high. Fence alignment may be at the back of sidewalk. All commercial areas on corner lots shall meet the clear view of intersecting street criteria as defined in Section 19.9.5.

The provisions of this section shall not apply to:

1. Residential zones where the back property line of lots or developed property is adjacent to arterial roads or major highways, six (6) foot high visual barrier fences are allowed on the back property line along the road or highway right-of-way, and may be required at the discretion of the City Council as condition of site plan approval.
2. Fences required by state law to surround or enclose public utility installations, hazardous areas, public schools or other public buildings.
3. Other fences such as sports court enclosures or patio enclosures in the front, side or rear yards may be approved by the City Council, if the fence does not create a hazard or violation of other ordinances.

4. Temporary construction fences that are installed to protect the public from injury during construction or to maintain security for the development that is under construction. Temporary construction fences must be removed as soon as construction is finished. A permit will be required before installation.

All fences and walls shall be constructed of substantial material and the design and construction shall be consistent with the quality of dwellings and other improvements within the surrounding area. It shall be unlawful for any person to erect or to maintain any barbed wire, concertina or razor wire, or electric fence in any residential zone or along or adjacent to any public street in the City, unless required by federal, state, or local statute for protection purposes. (9-1-04)

Before commencing construction, plans for all fences, living fences and walls shall be submitted to and approved by the Development Services Department.

Where, in the opinion of the City staff, a proposed fence, living fence or wall does not conform to the above criteria, the Development Services Department shall refer the application to the City Council for action. The City Council shall have the authority to reverse, affirm or modify any decision of the Development Services Department.

19.9.14 Ancillary Structures

- 19.9.14.1 Construction Trailers and Residential Sales Offices
- 19.9.14.2 Portable Storage Containers
- 19.9.14.3 Portable Carports
- 19.9.14.4 Regulations Specific to Non-Residential Areas

It shall be unlawful to place any structure on any lot or parcel of land in the area regulated by this Title and to use the structure for human habitation, storage or any other purpose unless otherwise authorized in this Title. Ancillary structures include, but are not limited to recreational vehicles, camping trailers, storage structures, manufactured housing, and temporary sales displays. Manufactured housing or recreational vehicles used for human habitation may only be placed within a licensed mobile home park or in a vacation vehicle court. (11-3-10)

19.9.14.1 Construction Trailers and Temporary Residential Sales Offices (11-3-10)