

17.40.020 DEVELOPMENT AND DESIGN STANDARDS

H. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply in Residential Zones.

1. Utility Screening: In nonresidential developments, all mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles in nonresidential developments shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
2. Incompatible Land Use Screening: Incompatible land uses, including waterways, trails, parks, open spaces and other uses or zones shall be screened or buffered with fences, walls and/or landscaping as required by the development approval.
3. Rear And Side Yard Fencing: A maximum six foot (6') high fence and/or hedge may be installed and maintained between a dwelling and a rear or side lot line.
4. Front Yard Fencing: ~~A maximum four foot (4') high, nonvisually obscuring decorative wrought iron, simulated wrought iron or nonobscuring vinyl picket fence may be constructed along a side lot line to the right of way line or sidewalk of a neighborhood street, except as regulated in Clear Vision Areas, according to Section 16.04.200 (J). A masonry or solid vinyl fence or hedge may also be constructed along lot lines to the right of way or sidewalk but may not be greater than three feet (3') high. Brick pillars may not exceed eighteen inches (18") square or be closer than ten feet (10') on center. Posts or pillars may not extend higher than four inches (4") above the fence panel.~~ **Fencing is permitted within front yards in compliance with the following standards:**
 - a. **Location. Fencing may be located in a front yard, side yard, or along a front or side property line. Fencing is prohibited between a sidewalk and the street. Fences may not obstruct any sidewalk or other right of way and shall comply with the Section 12.04.070 of this Code.**
 - b. **Materials. Front yard fencing is only permitted if constructed of one of the following materials:**
 - (1) **Wrought Iron, with or without masonry pillars;**
 - (2) **Simulated wrought iron with or without masonry pillars;**
 - (3) **Wood or vinyl pickets with or without masonry pillars;**
 - (4) **Wood or vinyl post and rail with or without masonry pillars;**
 - (5) **Solid masonry;**
 - (6) **Solid vinyl with or without masonry pillars.**
 - c. **Height. Except as regulated in Clear Vision Areas, according to Section 16.04.200.J. of this Code, front yard fencing heights are regulated as follows:**
 - (1) **Fences that are non-visually obscuring shall not be more than four feet (4') tall.**
 - (2) **Masonry or solid vinyl fence may not be more than three feet (3') tall.**

- (3) **Projections such as posts, pillars, and gates may not extend higher than one foot (1') above the maximum height allowed for the fence. Objects affixed to pillars and posts including lighting, finials, and adornments shall be included in the height measurement.**
 - d. **Posts and pillars. Fence posts or masonry pillars shall not exceed eighteen inches (18") in width or diameter. Fence posts and pillars may not be closer than ten feet (10') on center, excluding gate posts or gate pillars.**
- 5. Clear Vision Area: Landscape materials within a Clear Vision Area shall comply with Section 16.04.200.J. of this Code.
- 6. Collector Street Fencing: Any single-family residential rear or side yard fence erected or maintained roughly parallel to and within twenty feet (20') of a collector or arterial street right-of-way in a Residential Zone shall be constructed according to Section 16.04.200 of this Code.