



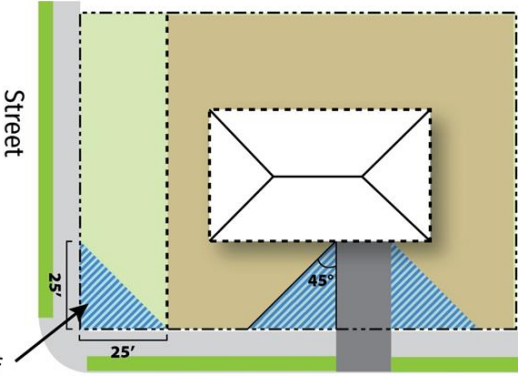
RESIDENTIAL FENCE AND WALL STANDARDS

The standards contained in this checklist apply to the construction of new fences and modification of legally existing fences where residential uses are constructed on parcels in residential Plan Areas (City Code Section 6.85.030). New and modified fences that meet these standards do not require a permit for construction. Fences constructed or modified to be inconsistent with these standards may be subject to City Code violations and fines.

Comply	N/A	Standard
Maximum Height - Front Yard Setback		
<input type="checkbox"/>	<input type="checkbox"/>	Within 0 to 10 feet from the property
		3 feet
		Within 10 to 15 feet from the property line
		4 feet
		Within 15 to 20 feet from the property line
		5 feet
		Beyond 20 feet from the property line
		6 feet
Maximum Height – Side Yard Setback, Interior		
<input type="checkbox"/>	<input type="checkbox"/>	Between front setback and rear property line
		6 feet
Maximum Height – Side Yard Setback, Street		
<input type="checkbox"/>	<input type="checkbox"/>	Within the 8-foot setback
		3 feet
<input type="checkbox"/>	<input type="checkbox"/>	Beyond the 8-foot setback
		6 feet
Maximum Height – Rear Yard Setback		
<input type="checkbox"/>	<input type="checkbox"/>	On rear property line
		6 feet
<input type="checkbox"/>	<input type="checkbox"/>	On double frontage parcels (e.g., parcels with two street frontages and not a corner parcel) the property owner shall determine the front and rear yards. The rear yard shall not have a required fence setback, unless a vehicle access is provided, in which case a “clear zone shall be maintained.
Construction Materials		
<input type="checkbox"/>	<input type="checkbox"/>	A fence may be constructed of a permanent material such as wood, chain link, iron or other material approved by the director. Nondimensional lumber may be used if the fence is a split-rail fence or log type fence. Fencing or walls shall not include barbed wire (see exception, subsection 9 below), razor wire, chicken wire, electrified fences, pallet fences, trailers or other similar storage units, spiked fences, paper, visqueen plastic and similar materials.
<input type="checkbox"/>	<input type="checkbox"/>	Wire mesh fences are allowed, subject to the following standards: (I) The wire is between 4-gauge and 14-gauge thickness; and (II) The supports meet the same design standards for wood fences
<input type="checkbox"/>	<input type="checkbox"/>	A wall may be constructed of a permanent material such as stucco, exposed concrete block, concrete, brick or stone.



Comply	N/A	Standard																					
Wood Fence Standards																							
<input type="checkbox"/>	<input type="checkbox"/>	Material shall be of dimensional lumber that has been milled into standard sizes of two-by-four, four-by-four, four-by-six, one-by-six, one-by-eight.																					
<input type="checkbox"/>	<input type="checkbox"/>	Wooden fence posts shall be redwood, cedar, or pressure-treated material.																					
<input type="checkbox"/>	<input type="checkbox"/>	All wooden fence designs shall incorporate cross rails that run horizontally at approximately eight inches up from ground level and eight inches down from the top of the fence.																					
<input type="checkbox"/>	<input type="checkbox"/>	Fences shall be constructed with the fence boards applied to the street side of the fence.																					
<input type="checkbox"/>	<input type="checkbox"/>		<table border="1"> <thead> <tr> <th align="center">Height (feet)</th> <th align="center">Minimum Post Size (inches)</th> <th align="center">Maximum Space between posts (in feet)</th> </tr> </thead> <tbody> <tr> <td align="center">3</td> <td align="center">4 x 4</td> <td align="center">8</td> </tr> <tr> <td align="center">4</td> <td align="center">4 x 4</td> <td align="center">8</td> </tr> <tr> <td align="center">5</td> <td align="center">4 x 4</td> <td align="center">8</td> </tr> <tr> <td align="center">6</td> <td align="center">4 x 4</td> <td align="center">8</td> </tr> <tr> <td align="center">7</td> <td colspan="2" rowspan="2">Height requires separate application to Building Division for permit.</td> </tr> <tr> <td align="center">8</td> </tr> </tbody> </table>	Height (feet)	Minimum Post Size (inches)	Maximum Space between posts (in feet)	3	4 x 4	8	4	4 x 4	8	5	4 x 4	8	6	4 x 4	8	7	Height requires separate application to Building Division for permit.		8	
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Chain Link Fence Standards																							
<input type="checkbox"/>	<input type="checkbox"/>	Use of chain link fencing shall be limited to protecting property while allowing for the visual surveillance of the property from outside the fence.																					
<input type="checkbox"/>	<input type="checkbox"/>	Chain link fencing shall conform to all applicable fence standards within this section regarding location, height and setbacks in Table 6.85-2 (Maximum Height of Fences in Residential Setback Areas).																					
<input type="checkbox"/>	<input type="checkbox"/>	Redwood slatted chain link or other slating material in chain link fencing is permitted on the side and rear residential property lines but prohibited in residential front yards and commercial areas.																					
<input type="checkbox"/>	<input type="checkbox"/>	The use of wooden posts, pressure-treated or redwood, is encouraged as replacements for metal posts. Such wooden posts should be a minimum of six inches by six inches.																					
<input type="checkbox"/>	<input type="checkbox"/>	Metal posts, if used, shall have a minimum diameter of two inches if over six feet in height, or a minimum diameter of one and one-half inches if less than six feet in height.																					

Comply	N/A	Standard
Clear Zones		
<input type="checkbox"/>	<input type="checkbox"/>	“clear zone” maintained at the street corner, whether the intersection is controlled or not. The clear zone is created by extending the front property line and street side property line to a point and measuring from the point along the front property line and street side yard property line to a distance of 25 feet to a point and connecting these two points to create a “clear zone” triangle.
<input type="checkbox"/>	<input type="checkbox"/>	“clear zone” maintained for all garages and access drives. This clear zone created by drawing a 45-degree angle from each side of the garage door opening (or width of access drive away from the driveway). This 45-degree angle shall terminate at the required yard setbacks.
<input type="checkbox"/>	<input type="checkbox"/>	Nothing over three feet high may be placed within the “clear zone.” A tree is permitted within the clear zone if its branches are eight feet above ground level.
 <p data-bbox="462 1228 665 1312">Clear zone of 45 degrees from required setbacks</p>		
<input type="checkbox"/>	<input type="checkbox"/>	All fences shall be properly maintained so as not to present a safety hazard or nuisance or a blight to the neighborhood. Failure to maintain a fence and/or landscaping as required by the alternative fence standards, is a violation of this code.
Retaining Walls		
<input type="checkbox"/>	<input type="checkbox"/>	The maximum height of retaining walls shall be limited to eight feet. When slopes greater than eight vertical feet must be retained, terraces shall be used to create smaller grade changes (three to five feet or less). Areas between terraces shall be wide enough to accommodate landscape planting pockets to soften the wall’s appearance. Downhill sides of retaining walls shall also be planted in order to help screen the structure. Also see the TRPA Handbook of Best Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Retaining walls for erosion control are not considered a fence and therefore are exempt from any setback requirement, unless: (AA) They are over three feet high in the front or street side yard; or (BB) Located within the “clear zone.”