

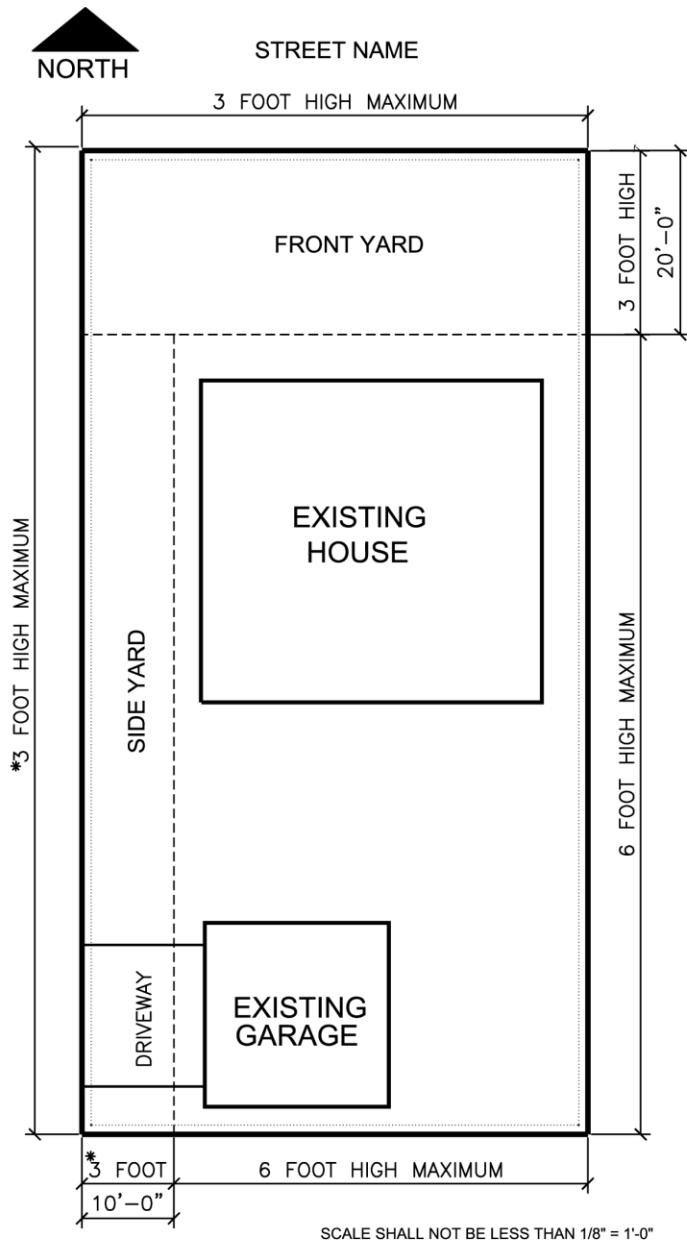
RESIDENTIAL WALLS AND FENCES

FENCE / WALL PLOT PLAN

1. A Plot Plan should be submitted as part of your Fence / Wall Permit Application to the Community Development Department.
2. Use this example as a guide to draw your own Fence / Wall Plot Plan. Show as much information as possible. Plans shall be drawn to scale, with a straight edge, and with enough clarity to show conformance with applicable regulations. Actual conditions and requirements may differ from this example.
3. A block wall must be architecturally treated on both side (e.g., stucco, split-face block, etc.)
- * 4. The 3 foot wrought iron style fence along the side yard can be increased to 6 foot with a special fence permit application.

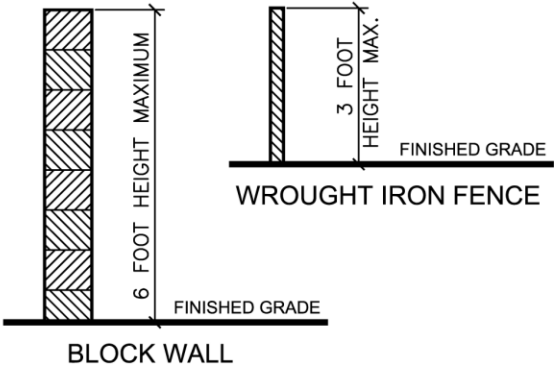
REQUIRED INFORMATION

OWNER	ADDRESS
	PHONE
	TYPE OF FENCE / WALL
	DESCRIPTION OF EXISTING FENCE / WALL
	TYPE OF LOT (CORNER, REVERSE CORNER, OR INTERIOR)
	TOTAL LINEAR FEET OF FENCE / WALL
	HEIGHT OF FENCE / WALL
	TOTAL SQUARE FOOTAGE PROPOSED
	OWNER'S SIGNATURE
DATE	



SCALE SHALL NOT BE LESS THAN 1/8" = 1'-0"

SHADE IN PROPOSED LOCATION OF FENCE / WALL EXAMPLE



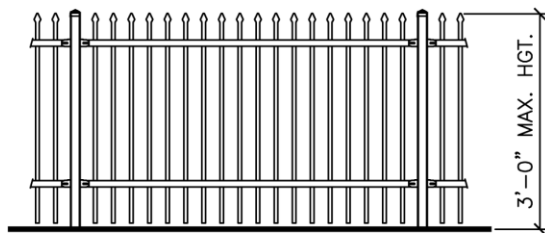
FENCE SECTION ELEVATION *City Code Section 106-970(c)*

All fences and walls shall be made of materials generally used for fencing such as masonry, vegetative hedges, wood, brick, or ornamental tubular steel or wrought iron, and must have a finished material. Acceptable finish treatments include colored stucco, wood stain, natural or polished stone, slumpstone, split-faced concrete block prefabricated finish texture, color coated tubular steel or wrought iron or a combination thereof.

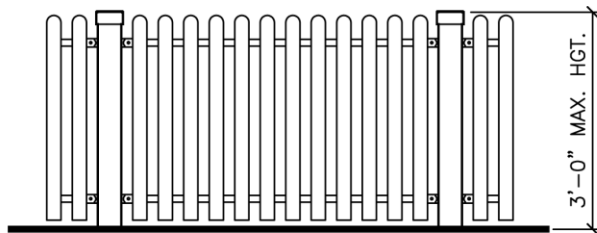
Plain or colored concrete block masonry shall be permitted only if coated with colored stucco or other coating finish approved by the Director or designated staff.

No chainlink, razor wire, barbed wire, concertina ribbon, electrified fence, protruding fragments of broken glass or similar materials shall be permitted.

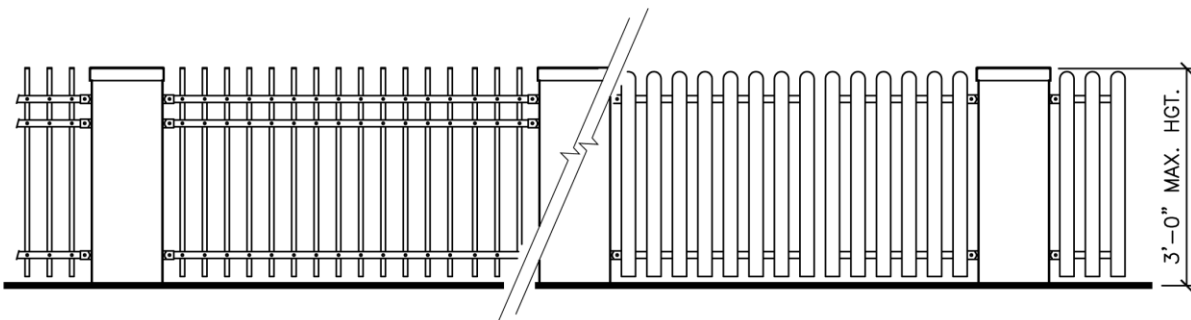
All proposed fence or wall material shall be compatible with the architectural style and treatment of the primary residential structure.



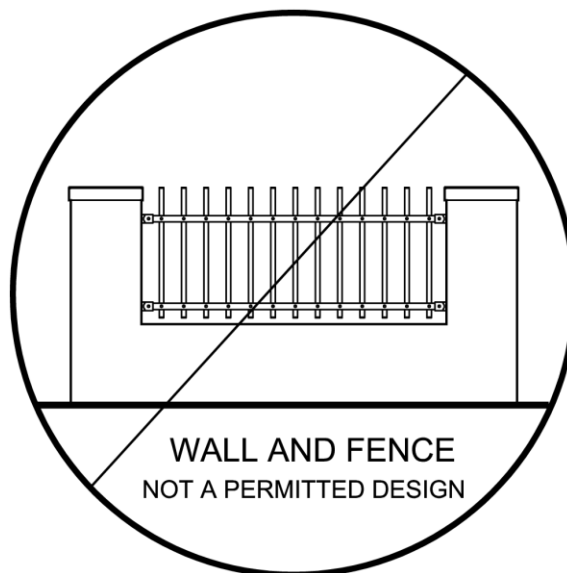
WROUGHT IRON FENCE



PICKET FENCE



FENCE AND PILAR COMBINATION



**WALL AND FENCE
NOT A PERMITTED DESIGN**

RESIDENTIAL FENCES

The following standards shall apply to all walls and fences within the R-1, R-2 and R-3 zones. Height limits for all walls and fences in residential zones are as follows:

1. In a required front yard setback, a fence, wall or combination thereof, shall not exceed a maximum height of 36 inches (including pillars, spikes, lights or similar ornamentation) as measured from existing finish grade, and shall be non-view obscuring. Permitted structures in lieu of such a fence are as follows:
 - a. A retaining wall not to exceed a height of 18 inches, or not to exceed a height of 30 inches if permitted pursuant to a special fence review.
 - b. A vegetative hedge not to exceed 30 inches in height.
2. In a side or rear yard, no fence or wall shall exceed a height of six feet as measured from existing finish grade.
3. On a reverse corner lot within a required front yard or street-facing side yard setback, a fence, wall or combination thereof, shall not exceed a maximum height of 36 inches (including pillars, spikes, lights or similar ornamentation) as measured from existing finish grade, and shall be non-view obscuring. Permitted structures in lieu of such a fence are as follows:
 - a. A retaining wall not to exceed a height of 18 inches, or not to exceed a height of 30 inches if permitted pursuant to a special fence review.
 - b. A vegetative hedge not to exceed 30 inches in height.
 - c. A non-view obscuring fence not to exceed a height of six feet and located in the street facing side yard only, if permitted pursuant to a special fence review.
4. On a through lot within the front yard setback facing either of the lot's street frontages, a fence, wall or combination thereof, shall not exceed a maximum height of 36 inches (including pillars, spikes, lights or similar ornamentation) as measured from existing finish grade, and shall be non-view obscuring. Permitted structures in lieu of such a fence are as follows:
 - a. A retaining wall not to exceed a height of 18 inches, or not to exceed a height of 30 inches if permitted pursuant to a special fence review.
 - b. A vegetative hedge not to exceed 30 inches in height.
 - c. A non-view obscuring fence not to exceed a height of six feet and located in the secondary front yard only, if permitted pursuant to a special fence review.
5. For a wall retaining a fill above existing finish grade in a setback area, the combined height of the wall retaining a fill and a freestanding fence or wall built above the retained earth level shall not exceed the maximum height allowed for a freestanding fence or wall within the setback area.
6. For a wall retaining a cut below existing finish grade in a setback area, the combined height of the wall retaining a cut and a freestanding fence or wall built above the existing finish grade shall not exceed the maximum height allowed for a freestanding fence or wall within the setback area.

CONSTRUCTION MATERIAL

Construction materials shall conform to the following:

1. In residential zones, all fences and walls shall be made of materials generally used for fencing such as masonry, vegetative hedges, wood, brick, or ornamental tubular steel or wrought iron, and must have a finished appearance. Acceptable finish treatments include colored stucco, wood stain, natural or polished stone, slumpstone, split-faced concrete block, prefabricated finish texture, color coated tubular steel or wrought iron, or a combination thereof. Plain or colored concrete block masonry shall be permitted only if coated with colored stucco or other coating finish approved by the director or designated staff. No chainlink, razor wire, barbed wire, concertina ribbon, electrified fence, protruding fragments of broken glass or similar materials shall be permitted. All proposed fence or wall material shall be compatible with the architectural style and treatment of the primary residential structure.
2. Where feasible, solid walls shall be painted with graffiti-resistant paints.

SIGHT CLEARANCE

Sight clearance for visibility of pedestrians and vehicles shall be maintained as follows:

1. On corner lots in all zones, a sight clearance distance triangle permitting pedestrian and vehicular visibility at intersecting streets shall be maintained for a minimum distance of 20 feet measured along the street right-of-way from the point of intersection of the two streets. Sight distances at alleys intersecting with streets shall be ten feet.
2. In all zones, sight clearance for automobiles emerging from adjacent driveways shall be maintained for a minimum distance of 20 feet for commercial and multifamily driveways and ten feet for single-family driveways, measured from the property line. An open fence that does not impede visibility will be permitted in this area.

DEFINITIONS

The following definitions shall apply to this section:

Existing finish grade is defined as the natural or existing grade of the property prior to excavation, construction or grading of undisturbed soil.

Lot line means any line bounding a lot as defined in this section.

Lot line, front means the lot line separating a lot from a public right-of-way. If a lot has more than one street frontage, the front lot line shall extend across the narrowest portion of the lot.

Lot line, interior means a lot line which is common to two abutting lots.

Lot line, rear means a lot line which is opposite and most distant from the front lot line. For an irregular or a triangular shaped lot, the rear lot line shall be an assumed line parallel to and passing through the point of the lot which is at the greatest distance from the front lot line.

Lot line, side means any lot line which is not a front lot line or a rear lot line.

Lot, reverse corner is defined as a corner lot that has a rear lot line which abuts the side lot line of an adjoining lot.

Lot, through means a lot having frontage on two parallel or approximately parallel streets.

Lot width means the horizontal distance measured from the midpoints of the side lot lines.

Non-view obscuring fence is defined as a fence or wall whose solid component portions are evenly distributed, and do not constitute more than ten percent of the total surface area of the face of the fence or wall.

Special fence review is defined as an administrative procedure required under certain circumstances as specified in this section prior to issuance of a building permit for a fence or wall. When required, a special fence review shall be conducted by the director or designated staff.

Yard means any open space on the same lot with a building, provided that the open space is unoccupied and unobstructed from the ground upward, except for encroachments permitted by this chapter.

Yard, front means the space extending the full width of the lot between the front lot line and a line parallel thereto, and having a distance between them equal to the required front yard depth as prescribed in each zone.

Yard, rear means a yard extending across the full width of the lot between a building and the rear lot line.

Yard, required means that portion of a yard which meets the minimum requirements of the zone in which located, and which is in compliance with all other sections of this chapter.

Yard, side means a yard between a building and the nearest side lot line, extending from the rear of the required front yard to the front of the required rear yard.

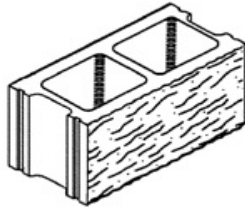
PROPOSED FENCE / WALL DESIGN

Provide an example of the proposed fence / wall in the space provided below



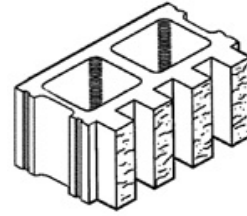
BLOCK WALL OPTIONS

FULLFACE SPLIT



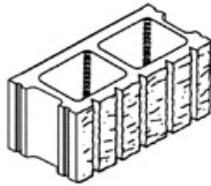
Fullface Split masonry units lend a refined beauty of hewn, chiseled stone to architecture - qualities that convey permanence and stability. The randomly textured face and rugged pattern of fullface splits create an ever-changing visual scenery on buildings throughout the day. Fullface Splits are a durable yet versatile design option for commercial, industrial, institutional and residential construction.

FLUTED



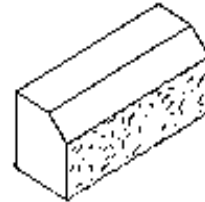
Fluted concrete masonry units enhance exterior and interior walls with striking, vertical precast lines. The units emphasize major structural elements and richly elevate a large building to one that adds to and complements its surroundings. Unique to Fluted units are the ribs that extend two inches from the general wall surface to create increased projection and shadowing effect and give a building added distinction.

SCORED FULLFACE SPLIT



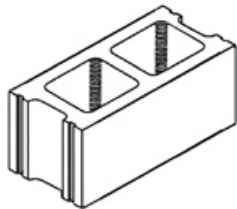
Visual strength and substance are achieved with Scored Fullface Split masonry units. Their rugged, stone-like face captures the varying effects of sunlight and shadow throughout the day. Scored Fullface Splits are divided into 2, 4, 6 or 8 vertical split ribbed sections. These ribs are proportioned for vertical alignment in either a running or stacked bond placement. Several score options are available, including: 3/8" square, 3/4" round, and 1" deep "V".

SILL BLOCK



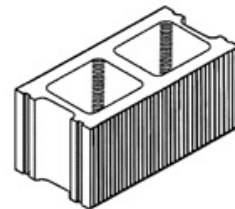
Textured Sill Block is a dramatic and innovative option that reflects strength and aesthetic character in a building. The units change the face of supersize structures by defining the height and scale of masses and adding architectural interest on walls, corner detailing and column elements. Striking effects are also achieved when Sill Block is incorporated into signage and entrance designs.

SMOOTH & SCORED SMOOTH



Whether they're used as horizontal accent bands or to clad exterior and interior walls, Smooth Block lends a rich facade of uniformly clean, modern lines. When orchestrated in combination with highly textured Fullface Split masonry, the contrasting flat surfaces of Smooth Block offer an attractive and interesting solution for commercial, industrial and residential architecture. Several score options are available, including: 3/8" square, 3/4" round, and 1" deep "V".

WIRECUT & SCORED WIRECUT



Up close, Wirecut Blocks' surfaces reveal a delicate presentation of subtle, precast vertical lines. From a distance, scores provide a visual theme of smaller units to create a structure with human scale. The rich combed effect adds subtle textural interest to make architecture stand out among ordinary buildings. Several score options are available, including: 3/8" square, 3/4" round, and 1" deep "V".