



July 19, 2013

To: Planning and Building Division
Code Enforcement
Design Review Board
Planning Commission

From: Richard Mitchell, Planning and Building Services Director

Subject: Zoning Interpretation – Requirements for approval of a Fence Height Exception

Based on the requirements set below:

15.04.810.039 Exceptions to Fence Height Regulations.

A. Upon a property owner's application, the Zoning Administrator may grant an exception to the front yard fence height requirements imposed by this chapter. Such exception shall be made only after public noticing of the proposed fence and the completion of a site visit and administrative design review (Section 15.04.930) resulting in the following findings:

1. The proposed fence will not create or exacerbate a public safety hazard;
2. The proposed fence is of design, materials, scale and color that are compatible and harmonious with the subject site, site improvements and other properties within the immediate vicinity;
3. Front yard fencing that prohibits access to the home shall be equipped with a doorbell device.

In an effort to consistently enforce the Zoning Ordinance and comply with Finding #2 above, the Zoning Administrator has made the following Zoning Interpretations:

- A. No single-story residence shall be permitted to have a front yard fence over 4FT in height (3'6" within the sight triangle).
- B. Split-level residences shall be permitted to have a front-yard fence up to but no taller than 5 FT in height (3'6" within the sight triangle).
- C. Under special conditions, two-story residences may be permitted to have front yard fences up to but no taller than 6FT in height (3'6" within the sight triangle), however, such fences must not conflict with the prevailing neighborhood standard.



Richard Mitchell
Planning and Building Services Director