



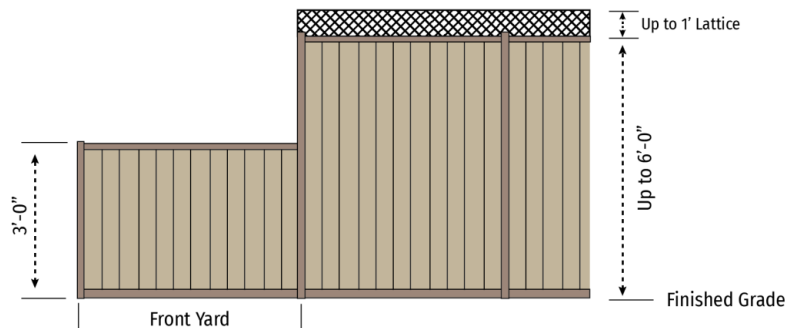
## RESIDENTIAL FENCES

The following excerpts explain where fences can be built. Refer to Chapter 18.34 – Fences, Walls, Hedges, and Screens of the City's Zoning Code for more information.

Any fences, walls, and screens located on R1-6L, R1-8L, and R2 zoned parcels shall be constructed in compliance with the requirements of Sections 18.34.030 and 18.34.040 of the Zoning Ordinance:

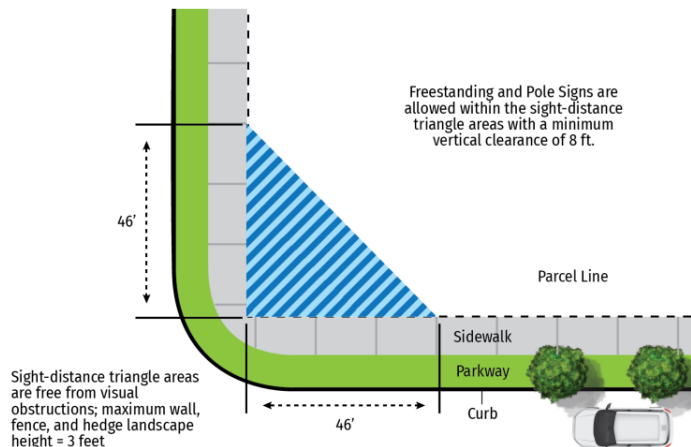
- **Maximum Heights.** Fence, wall, hedge, and screen heights shall be measured as the vertical distance between the finished grade of the ground and the top edge of the fence, wall, or hedge. Adjacent grades shall not be artificially elevated to allow for a fence, wall, hedge, or screen that is higher than the allowable maximum height.
  - Fences, walls, hedges, screen, and shrubbery cannot exceed three (3) feet in height in the required front and street side setback area (along corner side property line) as required in Table 3-1: Maximum Height of Fences, Walls, Hedges, and Screens in Setback Areas (Zoning Code).
  - Fences, walls, hedges, screen, and shrubbery cannot exceed six (6) feet with up to an additional one foot lattice in all other areas of a parcel as required in Table 3-1: Maximum Height of Fences, Walls, Hedges, and Screens in Setback Areas.

Figure 3-4  
Allowable Fence Height



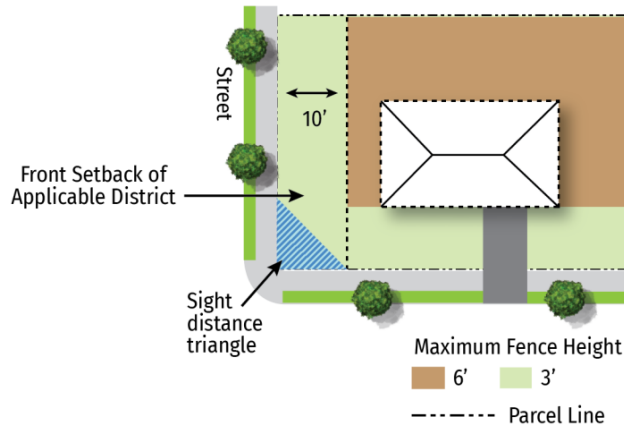
- The maximum height of fences, walls, and screening in yard areas shall be consistent with Section 18.30.030 – Sight-Distance Triangle as shown in Figure 3-1.

Figure 3-1  
Sight-Distance Triangle



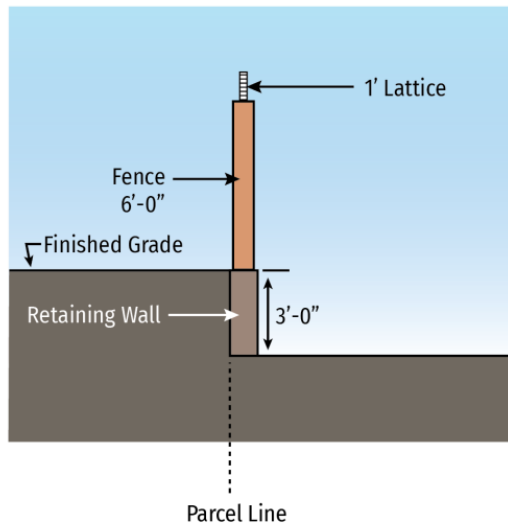
- **Abutting Corner Parcel.** The following shall apply to any abutting corner parcel developed such that the front entrance of a single-family or two-family dwelling faces the street side property line:
  - No fence greater than three feet in height shall be located closer to the side corner parcel line than the dwelling.
  - The minimum setback from the front property line for any fence over three feet in height shall be no less than 10 feet.

**Figure 3-6  
Fence Height Exception – Abutting Corner Parcel**



- **Retaining Walls.** Retaining walls are limited to three feet in height with a six-foot fence above, and one additional foot of lattice. Properties with a grade differential of greater than four feet, a taller retaining wall is permissible, subject to Director approval.

**Figure 3-5  
Retaining Wall Height Measurement**



**Resolution 3899 prohibits:**

Walls and fences, regardless of height, that extend beyond the property line into the public right-of-way without prior Council approval.

\***NOTE:** The first three (3) to five (5) feet behind the sidewalk (on the side toward the building) is generally part of the public right-of-way, not private property. Front, or front and side property lines on a corner lot, is not always located at the back edge of the sidewalk. Consult the City Engineering Department at 408-615-3000 for correct location of the property line in relation to street frontages.