

RDC Chapter 18.740: FENCES AND WALLS

Sections:

- 18.740.010 - Purpose.
- 18.740.020 - Applicability.
- 18.740.030 - Design criteria.
- 18.740.040 - Adjustments.
- 18.740.050 - Permits.
- 18.740.060 - Enforcement.

18.740.010 - Purpose.

- A. Fences and walls can create a sense of privacy, or a sense of place. They can protect people, pets and property from external forces. They provide separation from streets, and may enhance the appearance of property by providing attractive landscape materials.
- B. Fences and walls can have negative effects. For example: they can inhibit police and community surveillance; decrease a sense of community, so critical to life in a small city; hinder emergency access; hinder safe movements of people and vehicles; and they can be unattractive.
- C. The purpose of these standards is to lessen the negative impacts to the city fences can create, while allowing the more positive attributes of fences and walls to come forward.
- D. These standards are designed to help implement the RUACP which discourages "walled developments."

(Ord. 676 § 1 (part), 1995).

18.740.020 - Applicability.

This chapter applies to walls, fences and screens of all types whether open, solid, wood, metal, wire, masonry, vegetative or other material. Structures or vegetative material less than 42 inches high at maturity are not fences for the purposes of this chapter. The planning director shall have the authority, through a Type I procedure to decide whether a fence exists and if it complies with this chapter.

(Ord. 676 § 1 (part), 1995).

18.740.030 - Design criteria.

- A. Base line criteria. In all zones, except IND (industrial), the maximum height allowable for any fence construction shall be six feet from grade level to the highest point on the fence structure.

- 1. The height of a fence located on a retaining wall shall be measured from the finished grade at the top of the wall to the top of the fence. The overall height of the fence located on the wall shall be a maximum of six feet.

2. Vegetative matter which functions as a fence may exceed the six-foot limitation provided that the vegetative matter is not or does not violate the city engineering standards relating to "corner sight clearance."
3. No fence shall exceed 42 inches in height where:
 - a. Section 2.15, "sight obstruction requirements," of the city engineering standards applies; or
 - b. The fence is a visual obstruction pursuant to Section 18.100.

B. IND District Criteria. In the IND zone, upon approval by the planning director through a Type II procedure, fence height shall be no higher than eight feet from grade to the highest point of the structure, except that fence height shall be less than eight feet where:

1. Section 2.15, "sight obstruction requirements," of the city engineering standards applies; or
2. The fence is a visual obstruction pursuant to Section 18.100.

(Ord. 744 § 25, 1999; Ord. 676 § 1 (part), 1995).

18.740.040 - Adjustments.

A. Modifications or adjustments to the standards in this chapter shall be made pursuant to Chapter 18.350.

B. To modify the requirements of the chapter, the planning director shall find, by substantial evidence, that that public safety will be substantially impaired unless this height restriction is exceeded or relaxed.

(Ord. 676 § 1 (part), 1995).

18.740.050 - Permits.

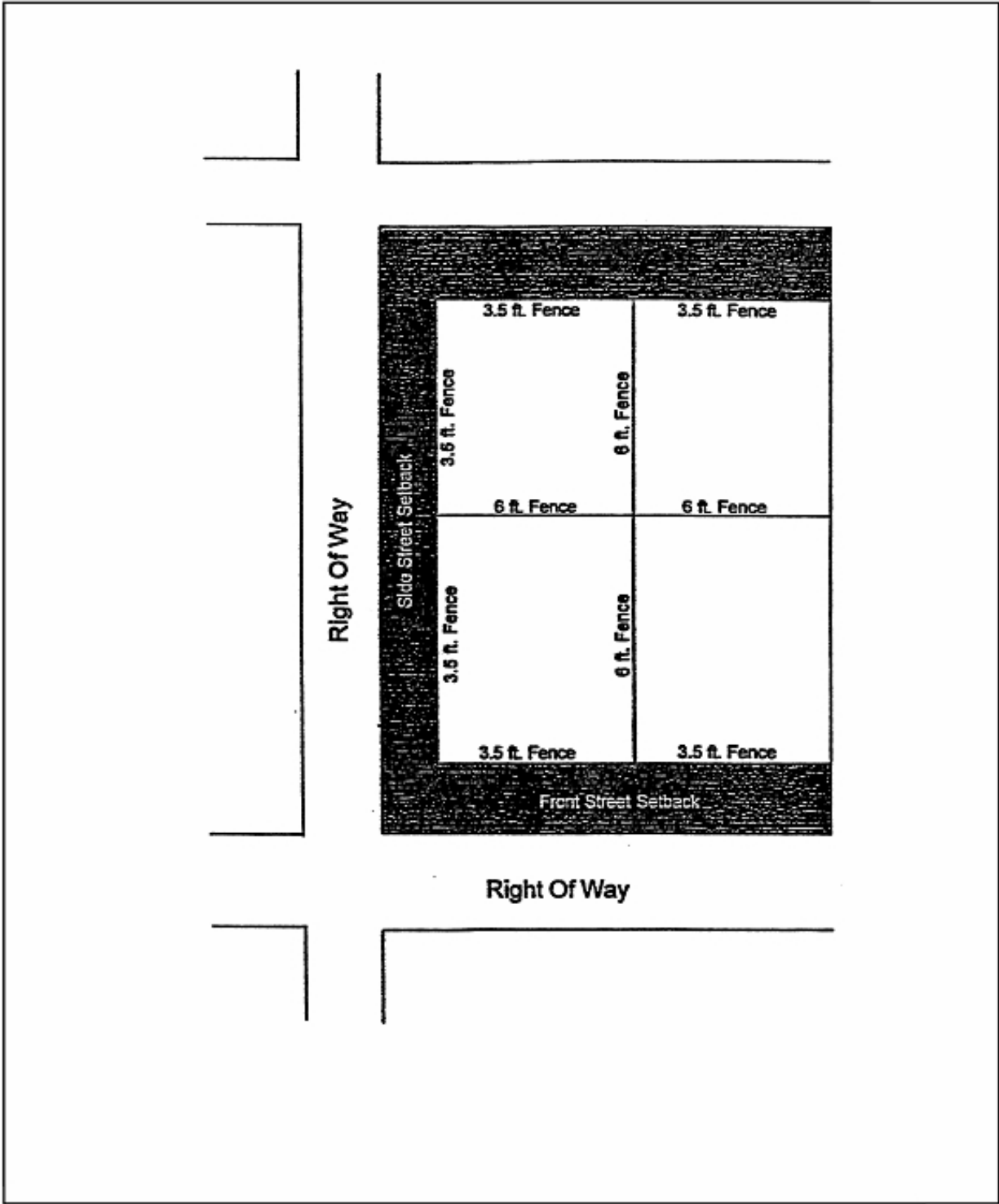
No person shall construct a fence without having first obtained a permit from the city to do so, except that a permit to construct a fence shall not be required on a single lot in a low-density residential zoning district.

(Ord. 676 § 1 (part), 1995).

18.740.060 - Enforcement.

The provisions of this chapter are enforceable pursuant to Chapter 18.390.

(Ord. 676 § 1 (part), 1995).



<p>RIDGEFIELD DEVELOPMENT CODE 18.740 SEPTEMBER 1995</p>	<p>Illustration 18.740 TYPICAL FENCE CONFIG. RESPECTING VISION CLEARANCE STANDARDS</p>
---	---