# Chapter 13A-28 – FENCING/RETAINING WALLS

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# Chapter 13A-28 – FENCING/RETAINING WALLS

## 13A-28-01 Purpose

The purpose of this Chapter is to create minimum and maximum fencing and retaining wall standards for residential and commercial areas within the City.

## 13A-28-02 Effect of Section on Covenants, Agreements, etc.

This Chapter shall not nullify the more restrictive provisions of covenants, agreements, ordinances, or laws but shall prevail notwithstanding such provisions which are less restrictive.

## 13A-28-03 Fences - Residential Standards

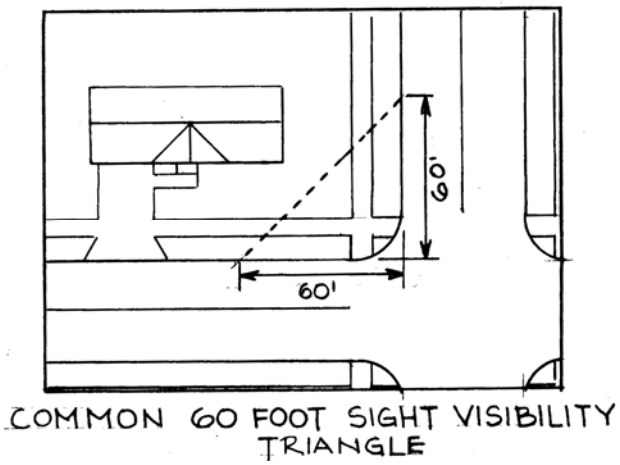
A. **Side Yards and Rear Yards.** In any required side or rear yard on lots, the height of fences shall not exceed 6 feet, unless otherwise allowed herein.

B. **Front Yards.** Fences in required front yards shall be allowed provided that solid type fences shall not exceed 3 feet, and open type fences, e.g., wrought iron, shall not exceed 4 feet.

C. **Corner Lots.** In addition to the other provisions contained in this Section, fences located on corner lots shall be subject to the following provisions:

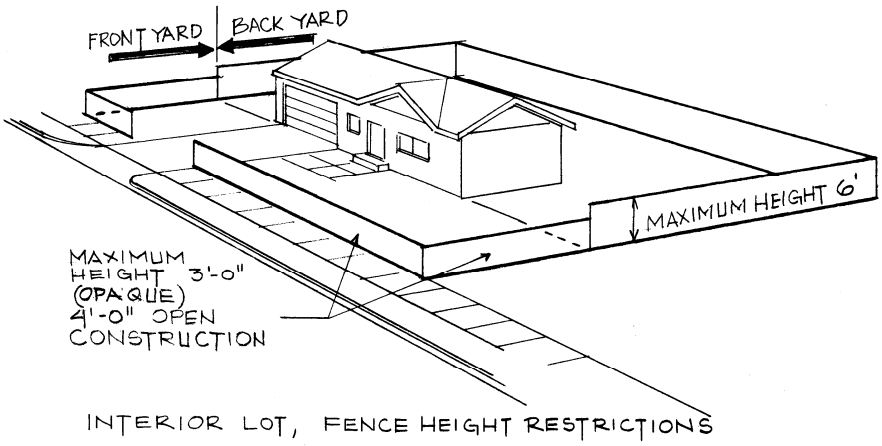
1. Any fence, wall, and/or hedge on the front yard setback shall not exceed 3 feet if opaque construction or 4 feet if open construction.

2. In the side yard setback that fronts on a street, height up to 6 feet shall be allowed beyond 60 feet from the intersection measured from the intersecting extended curb lines. Height within the 60-foot area shall conform to the requirements of a front yard setback.



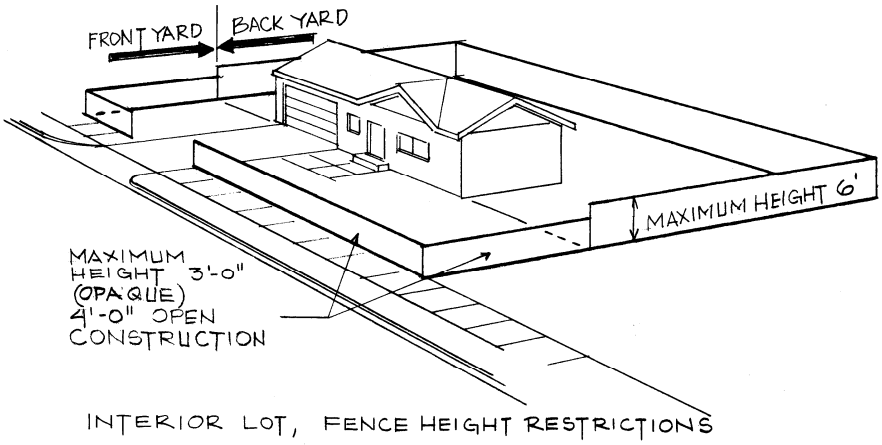

**Chapter 28 - Figure 1 – Illustration of a Common 60 foot Sight Visibility Triangle**

3. A clear view zone shall be maintained free of fencing, except a see through fence or a view obscuring fence no higher than 3 feet in height when a driveway exists on the adjacent lot within 10 feet of the shared property line. The clear view zone refers to the portion of the corner lot lying within a triangular area formed by measuring back 10 feet from the point where the interior property line shared with the adjacent lot meets the property line along the public right-of-way.

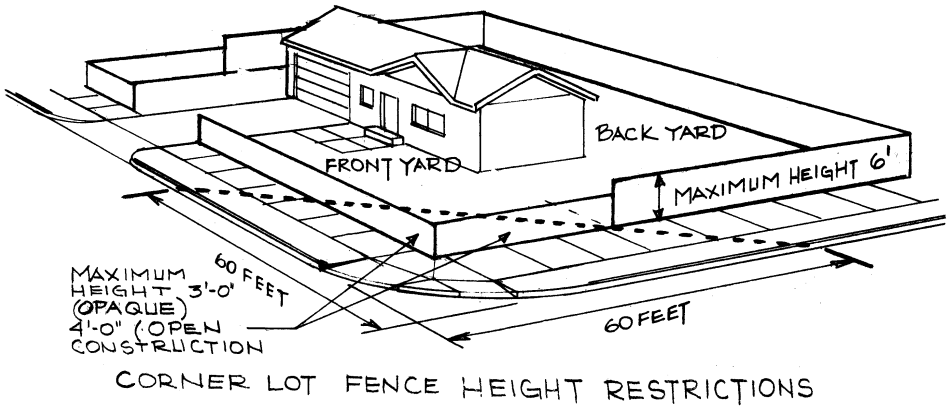



**Chapter 28 - Figure 2 - Clear View Zone Shall Be Maintained Free Of Fencing**

4. Heights on the rear yard setback and interior side yard setback shall not exceed 6 feet.

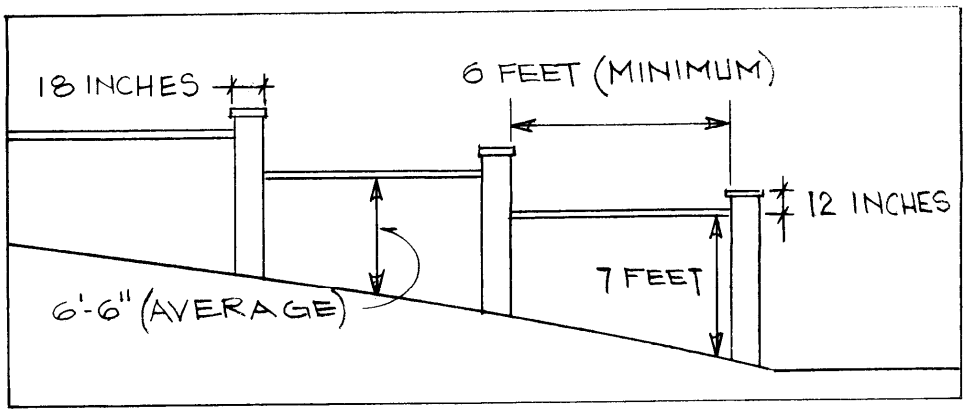



**Chapter 28 - Figure 3 - Interior Lot Fence Height Restrictions**




**Chapter 28 - Figure 4 - Corner Lot Fence Height Restrictions**

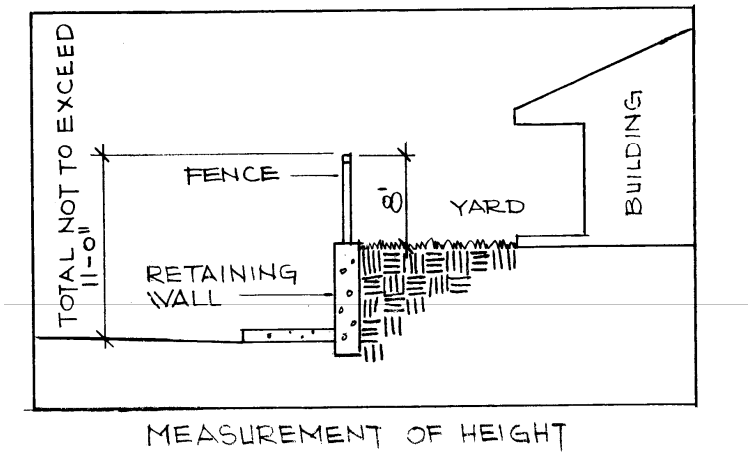
D. **Fences on Slopes.** May be a maximum of 7 feet if the average height of such fence is no greater than 6 feet, unless otherwise allowed herein.




**Chapter 28 - Figure 5 – Fences on Slopes**

E. **Fence Posts, Gate Posts, Pillars, and Support Columns.** Such structures may extend 12 inches above the maximum fence height when separated by at least 6 linear feet of fencing. Gate posts may be as close as 3 feet of each other with no more than one gate per fence frontage. Structures may not exceed 18 inches in diameter or width.

**Measurement of Height.** The height of a fence shall be measured from the highest grade and the combined height of a fence and retaining wall shall not exceed 11 feet.




**Chapter 28 - Figure 6**

F. **Barbed Wire Fences.** Barbed wire and other security wire is not allowed on fences on commercial, industrial, business, or civic property for the purpose of maintaining security and preventing property loss and vandalism. Barbed wire and other security wire are not allowed on fences on residential properties for the purpose of maintaining security and preventing property loss and vandalism.

## 13A-28-04 Fencing - Lots Within a Sensitive Area Overlay Zone

A. **Fencing Requirements Within a Sensitive Area Overly Zone.** A fence may be built upon a slope greater than 30 percent provided the following conditions are met:

1. Fences shall be located only upon areas constituting usable land unless otherwise approved by the Director.

2. Chain Link Fencing. Only dark brown, dark green, or black vinyl coated chain link fencing shall be allowed in order to blend into the native landscaping.

3. Wrought Iron or Similar Aluminum Ornamental Fencing. Only dark brown, dark green, or black wrought iron or similar aluminum ornamental fencing shall be allowed, in order to blend into the native landscaping. The fence shall be built in accordance to this Chapter and comply with all applicable standards

4. 3-Rail Fence. Only dark brown, dark green, or black .

## 13A-28-05 Fencing - Commercial and Industrial Standards

A. **Front Yard Fencing**

1. If a fence is desired between a building and the front property line, decorative iron fences or a combination of decorative iron and brick pillar fences are required. The fence may be a maximum of 6 feet in height and located immediately behind the front landscape area required by the zoning ordinance for the particular project.

2. **Corner Lots.** All developments located on corner lots shall be considered to have two frontages. The above fencing restriction shall apply to both frontages with the exception that fences may not encroach into the required sight visibility triangle at the intersection of two streets. Sight visibility triangles are determined by applicable standards. In many cases, a 60 foot sight visibility triangle is sufficient. Sight visibility triangles will increase significantly if the location is on or near the inside of a horizontal curve. Fences in the sight visibility triangle shall be no more than 3 feet in height above the top of curb. In most cases, said sight visibility triangle shall be measured from the intersection of the extended curb lines back 60 feet in both directions.

B. **Side and Rear Property Lines.** Fences along side or rear property lines shall not exceed 6 feet in height measured from the highest elevation on either side of the fence unless otherwise approved by the Director during site plan review up to a maximum of 8 feet measured from the highest elevation on either side of the fence.

C. **Barbed Wire Fences.** Barbed wire and other security wire is not allowed on fences on commercial, industrial, business, or civic property for the purpose of maintaining security and preventing property loss and vandalism.

D. **Temporary Fencing.** Fencing may be allowed on a temporary basis for the purpose of securing property prior to and during development and for special events.

E. **Fence Posts, Gate Posts, Pillars, and Support Columns.** Such structures may extend 12 inches above the maximum fence height when separated by at least 6 linear feet of fencing. Gate posts may be as close as 3 feet of each other with no more than one gate per fence frontage. Structures may not exceed 18 inches in diameter or width.

F. **Measurement of Height.** The height of a fence shall be measured from the highest grade, and the combined height of a fence and retaining wall shall not exceed 11 feet.

## 13A-28-06 Vacant Lots

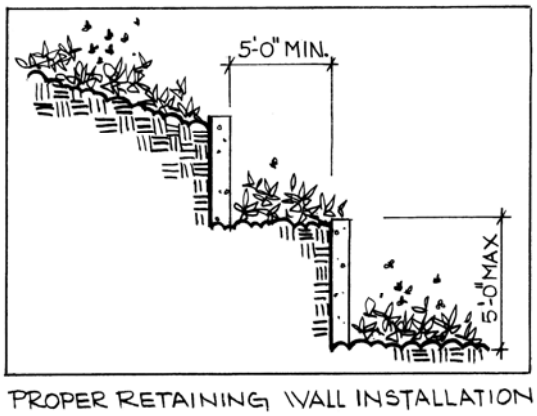
For the purpose of this Chapter, it shall be presumed that a vacant lot shall contain a minimum front, side, and rear yard that are otherwise required by ordinance. In any required side and rear yard on vacant lots, the maximum height of fences or other similar structures shall be 6 feet.

## 13A-28-07 Barbed Wire

Fences containing strands of barbed wire or other similar fencing designed to prevent intrusions are prohibited unless specifically approved by the Director for agriculture. Such fences may include fencing for farm animals.

## 13A-28-08 Retaining Walls

A building permit may be required for the construction of retaining walls. Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots or properties, such retaining wall shall not exceed 5 feet. For cuts/fills to be retained that exceed 5 feet, retaining walls shall be stepped and separated horizontally by a minimum of 5 feet. The uppermost retaining wall may be topped by a fence, wall, or hedge of the height that would otherwise be permitted at the location if no retaining wall existed. The Director may grant an exception to this criteria where it can be shown that this provision would cause an unreasonable hardship to the property, e.g. where the stepping would eliminate the side or rear yard leaving the property owner with a strip of unusable yard space (less than five (5) feet), or where it may not be practical due to adjoining uses).




**Chapter 28 - Figure 7 - Proper Retaining Wall Installation**

## 13A-28-09 Walls Along Arterial and Collector Streets

Whenever any person, firm, or corporation as a subdivider develops or builds upon any property in the City that is part of a recorded subdivision approved by the Planning Commission after the effective date of this Code or in any previously approved subdivision, and which abuts any arterial or collector street as defined below, the said person, firm, or corporation shall construct and install at their own expense, a fence or wall as provided hereafter along the back property line of lots abutting said arterial or collector.

A. An arterial or collector highway is any public road having a right-of-way, developed or undeveloped, including, but not limited to, the following roads:

4100 South, 4700 South, 4800 South, 5400 South, 6200 South, 1300 West, 1700 (Redwood Road) West, I-215, 2200 West, 2700 West, 3200 West, 3600 West, 4015 / 4000 West, Bangerter Highway

B. Said fence or wall shall be approved by the Director, only upon satisfaction of the following criteria:

1. Durable or useful life of at least 20 years duration;
2. Wind load of at least 80 miles per hour;
3. Maintenance free for at least 5 years duration; and
4. Applicable City standards, unless otherwise approved by the Director.

C. In addition to the above requirements, the following shall be satisfied:

1. The fence shall be interrupted approximately every 20 to 30 feet by pilasters, columns, jogs in the fence, or other variation in the construction so as to provide a visual breaking point in construction.
2. Acceptable construction materials shall not include chain link, chain link with slats, picket, or wood fencing.
3. Anti-graffiti coating shall be required as approved by the City.
4. Specific structural design shall be reviewed and approved by the City.

D. A barrier wall, 6 feet in height (measured from the highest elevation on either side of the wall) except where soil retention is required, may be up to 8 feet in height (retaining wall and barrier wall combined). All such walls shall meet design specifications adopted by the City.

E. An additional landscaped buffer, including sprinkling and water connections, may be required by the Director between the sidewalk and barrier wall where it is impractical for the barrier wall to abut the sidewalk. The specific width of the buffer and landscaping specifications shall be determined by the Director at the time of subdivision review.

## 13A-28-10 Exceptions

The provisions of this Chapter shall not apply to certain other fences such as sports court fences, tennis court, backstops, or patio enclosures in the front, side, or rear yards if approved by the Director. During the review of such requests, the Director need only determine if in his opinion:

A. The proposed fence does not create a hazard for the subject property or adjacent properties.

B. The proposed fence does not create a violation of other ordinances.

C. A building permit is not required.

## 13A-28-11 Fencing Along Canals

A. Any parcel being subdivided or developed that is adjacent to or has within its boundaries a canal right-of-way may be required to provide along such right-of-way a fence as determined by the Director.

As an alternative to fencing the canal and with the review and approval of the Director, the developer may pipe the canal. If the canal is piped, the developer must obtain written permission from the canal company and construct the pipe according to the canal company's requirements and specifications.

B. All fences bordering canals shall be installed as part of the improvements for the subdivision or other development. No occupancy permit, whether temporary or final, shall be granted until all required fencing is installed in the subdivision or development.