



FENCE STANDARDS

PLANNING



Updated: January 11, 2022

SETBACKS

Setbacks will be measured to the location of fence placement from the edge of the adjacent right-of-way or vehicular access easement. Landscaping shall be installed and maintained along the exterior face of secondary front yard fences that have a setback that is less than is required for the primary residence.

For Fences:

Location	Setback
Primary Front Yard	Equal to the setback for the primary structure (listed on chart below)
Secondary Front Yard (Corner lots)	Minimum 5 feet
Rear or Side Yard	none

For the Primary Residence:

Primary front yard setbacks for fences are equal to the setbacks for the primary structure on the property.

Zoning District	R-6	R-7	R-10	R-12	R-15	R-20	R-40	R-65	R-100
Primary Front Yard Setback	20 feet	20 feet	20 feet	20 feet	20 feet	25 feet	25 feet	25 feet	30 feet

HEIGHT

Location	Within Setback	Outside of Setback
Primary Front Yard	3.5 feet	6 feet
Secondary Front Yard	3.5 feet	6 feet
Rear or Side Yard	6 feet, 7 feet with top 1 ft of open lattice	N/A
Within Sight Distance Triangle	2.5 feet above the curb grade, or 3 ft above the pavement surface at the outside edge of pavement adjoining the premises *	N/A

*An exception for vegetation in the site distance triangle is allowed for trees with limbs and canopies which maintain a 7 foot vertical clearance from the sidewalk or roadway.

For shared property line fences which are placed on top, or within 2 feet of the top of, a retaining wall, the height of the fence shall be determined by averaging the height of the 2 sides of the fence, inclusive of the retaining wall. On the side in which the retaining wall is visible, the retaining wall shall not exceed 3 feet and the fence shall not exceed 4'6", for a total combined fence and retaining wall height that shall not exceed 7'6".

RETAINING WALLS

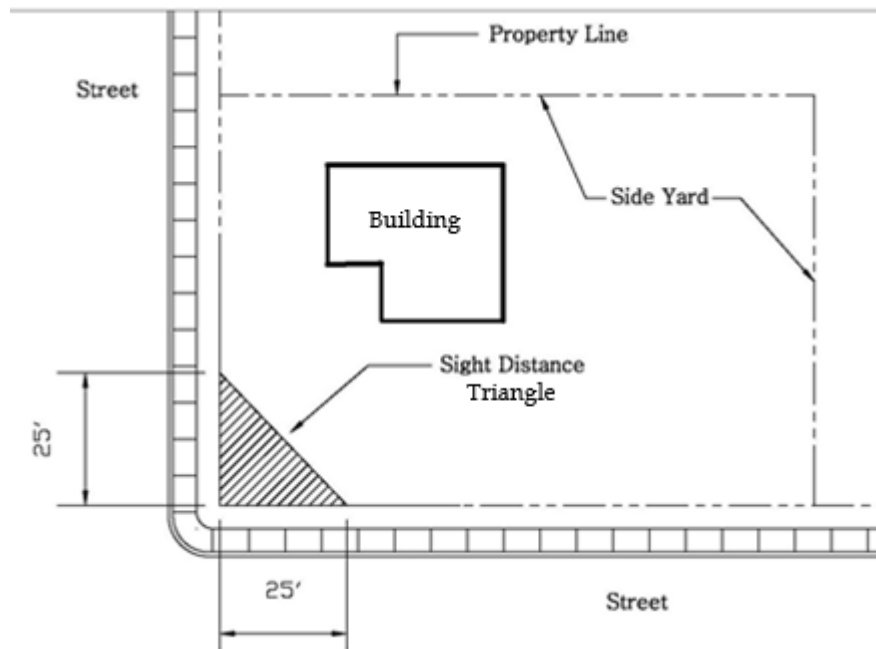
The height limit for retaining walls is 6 feet.

For sloped areas where multiple retaining walls are proposed, the retaining walls shall maintain a minimum separation width equal to the height of tallest adjacent retaining wall. The ground area between the retaining walls may have a maximum slope of 3:1. Installation and maintenance of landscaping in the ground area between retaining walls is required for retaining walls of any height in which building permits are required.

Retaining walls required for structural or geotechnical reasons, or for public capital improvements, are exempt from the 6 foot height restriction, subject to determination by the Town.

SIGHT DISTANCE TRIANGLE

The Sight Distance Triangle only applies to corner lots. The boundaries of a sight distance triangle are formed by drawing lines from the point of intersection of a lot's street corner property lines to points twenty-five feet along the two property lines and then connecting the two points with a straight line. If there is public right-of-way in front of a sight distance triangle, the property owners are responsible for keeping the sight distance triangle clear from obstruction.



MATERIALS

Installation of the following types of fences are prohibited unless specifically approved by the Planning Division for animal control, special security needs, or as required by city, state, or federal law or regulation: barbed wire, razor, concertina wire, electrified fence, chain link fencing when visible from public areas and/or public rights-of-way, temporary fencing such as plastic or wire mesh fencing, and barricades and/or panel-system fences, except to control access to construction sites, for use associated with Town-sponsored events, and/or in conjunction with operation of temporary Town-approved uses.