

CHANGES RECOMMENDED FOR FENCE, HEDGE, AND WALL HEIGHT  
July 20th, 2021

Definitions from 9.04.030 (changes or additions required)

**Required Yard:** The area of a lot within the building setbacks. The size of the Required Yard varies with the zoning of the property.

**Hedge:** An evergreen planting which is grown as a Sight-Obscuring barrier between two properties.

**Sight-Obscuring Fence (or: Sight-Obscuring Screen):** Consists of either a continuous fence, wall, evergreen planting, or combination thereof, constructed and/or planted so as to effectively screen the particular use from view.

**Clear-Vision Area:** The triangles at the junction of streets, alleys, and driveways as defined in YMC section 9.64.010

---

Definitions from 9.04.030 (do not need changes)

**Fence:** An unroofed barrier or an unroofed enclosing structure such as masonry, ornamental iron, woven wire, wood pickets of solid wood or any any other material used as an unroofed barrier to light, sight, air or passage.

---

Changes required:

9.48.010G add "...or more than 8 feet"

9.68.030 C15 add "...or up to 8 feet maximum"

9.72.050 G3 add "...between 5 and 8 feet tall as needed for screening"

9.12.040 add B7

9.16.040 add B7

9.20.040 add B7

9.24.040 add B7

9.28.030 H does not require changes

**B7 :** Where a residential use abuts another residential zone a fence, wall, or sight-obscuring fence may be constructed/grown and maintained immediately adjacent to the abutting property line so long as it is not greater than 6 feet in height(except where clear vision would be impaired as defined in YMC section 9.64.010), or up to 8 feet in height with approval by the Planning Commission through a public hearing in accordance with Chapter 9.80. When such a fence is placed above a retaining wall at or near a property line, the top of the retaining wall is considered grade, and the measurement of the fence begins at that point.