

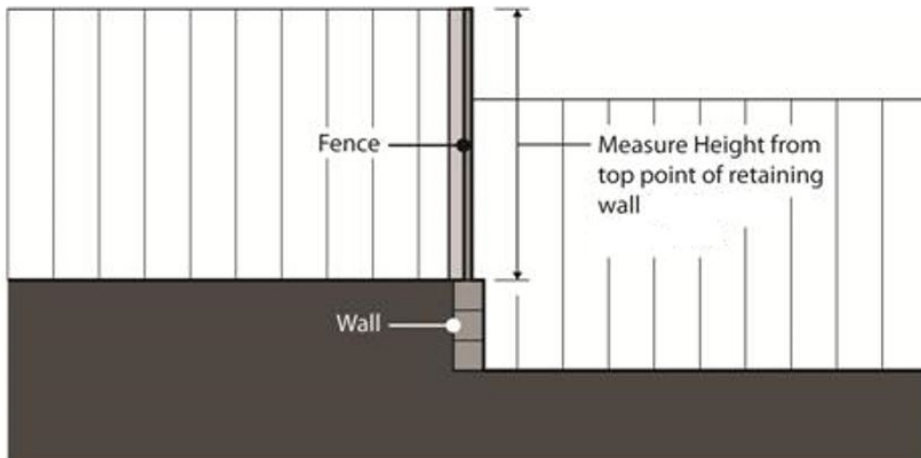
Section 5.08.090 Fences, walls and sight obscuring landscaping

A.— ~~Barbed Wire. No owner or person in charge of property shall construct or maintain a barbed wire fence, or permit barbed wire to remain as part of a fence, along a sidewalk or other public way; except such wire may be placed above the top of other fencing not less than six (6) feet, six (6) inches high.~~

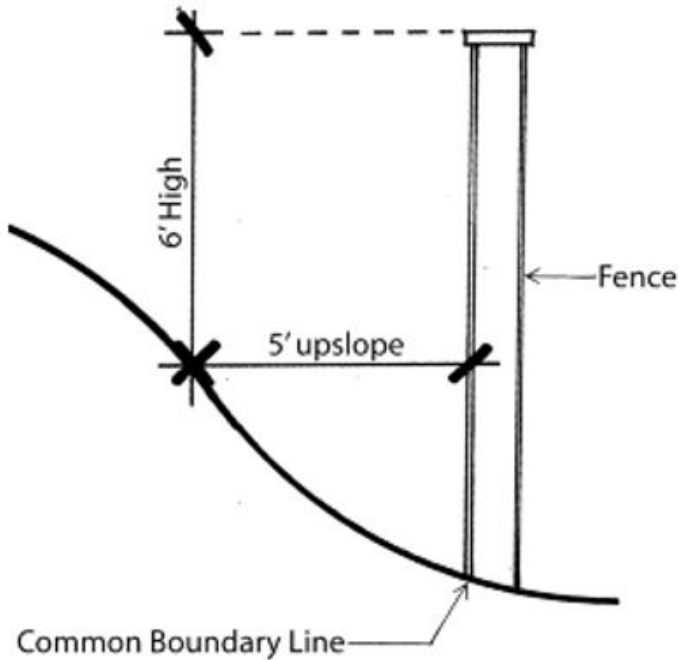
~~B.— Electric Fence. No owner or person in charge of property shall construct, maintain or operate an electric fence along a sidewalk or other public way or along the adjoining property line of another person. (Ord. 174 § 18, 1995)~~

A. Fences must be constructed of material specifically designed and manufactured for fencing purposes. They cannot contain any material which will do bodily harm, such as electric or barbed wire, upturned barbed selvage, broken glass, spikes, or any other hazardous or dangerous materials. (Add definition of Selvage - Chain link fence fabric has two types of selvages: knuckle and twist (barb). Knuckle is more round and much safer because it has no sharp points to catch on clothing or people. However, twisted or barbed have sharp ends for high security. Commonly speaking, knuckle selvage is a must for most residential chain link fence system, while barbed selvage is recommended for commercial or high security fencing system.)

B. Height must be measured from the lowest grade at the base of the fence or retaining wall unless stated otherwise. Posts, trellises, lattice and any other material placed on top of the fence is considered to be part of the fence when measuring the overall height. As illustrated in the Figure 2 below, when a fence is placed atop a retaining wall, the height of the fence is determined exclusive of the height of the retaining wall such that the top of the retaining wall is considered the finished grade.



If there is a grade difference between two sites which would make a six-foot-high fence inadequate to provide for privacy, such fence must be no higher than six feet above the highest grade within five feet of the common boundary line, as illustrated in Figure below.



C. Every fence shall be maintained in a condition of reasonable repair and not be allowed to become or remain in a condition of disrepair including noticeable leaning or missing sections, broken supports, non-uniform height, and growing or noxious vegetation.

D. Clear Vision standards: Fences, walls and other sight obscuring features must comply with Clear Vision standards to ensure that the line of sights for motorists, pedestrians, and bicyclists are not obstructed. Clear vision applies to street, driveway and alley intersections.

Residential Zones:

Section 9.12.040 Standards.

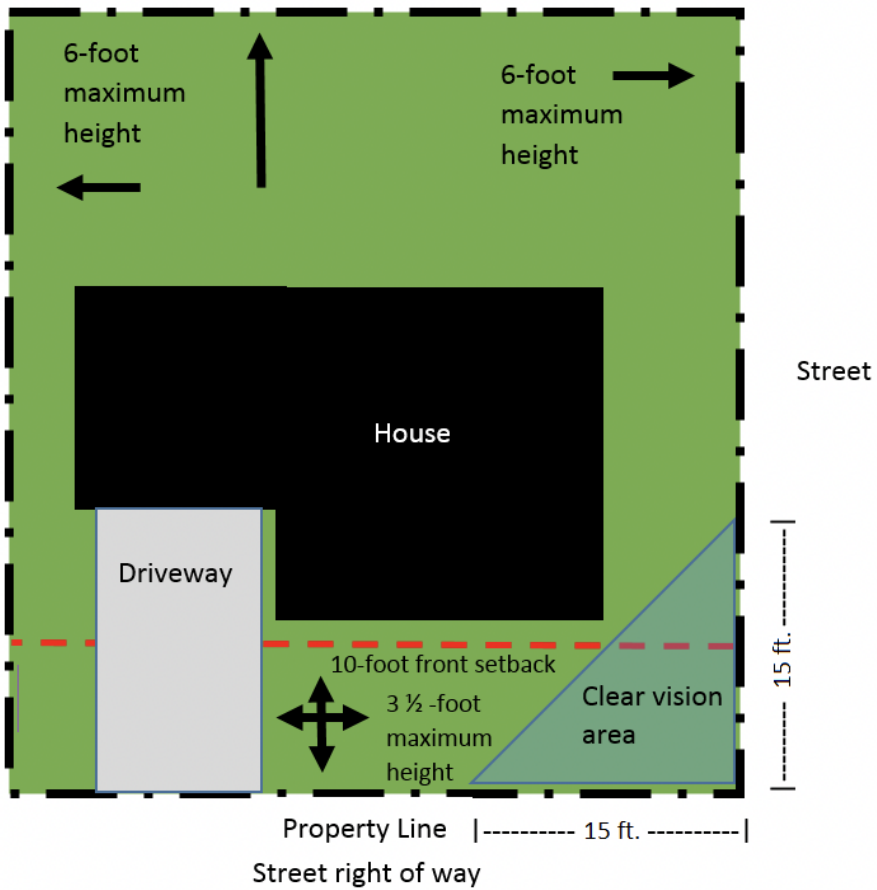
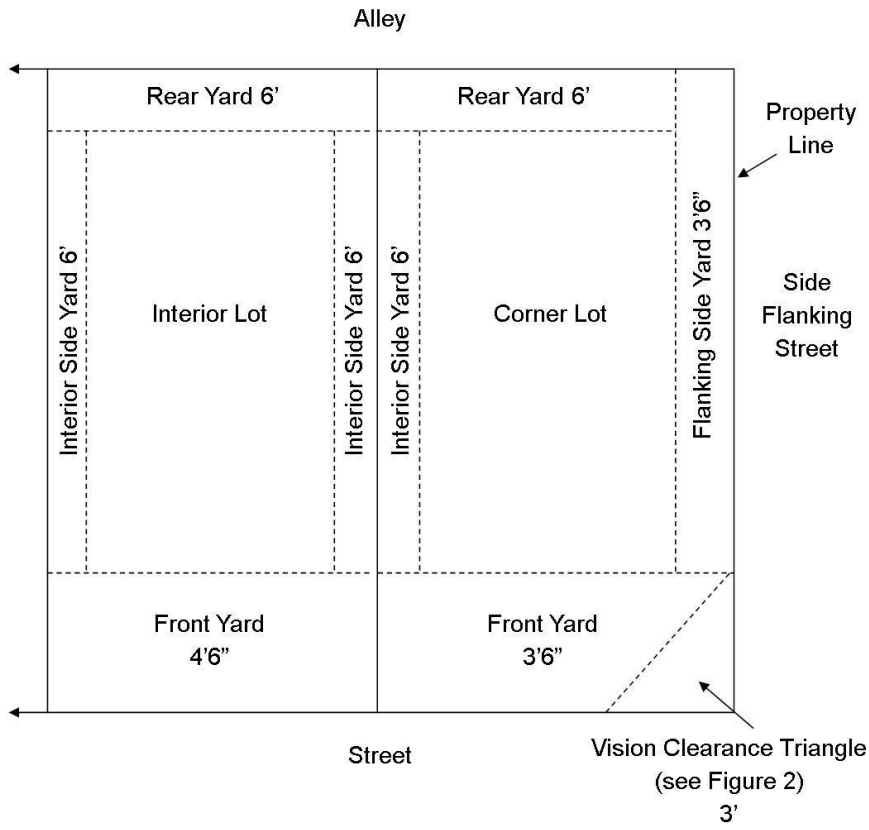
Section 9.16.040 Standards.

Section 9.20.040 Standards.

Section 9.24.040 Standards.

Add the following:

B-7 Where a residential use abuts another residential use a fence, wall, or sight-obscuring fence landscaping may be constructed/grown and maintained adjacent to the abutting property line so long as it is not greater than six (6) feet in height, or up to eight (8) feet in height, except where clear vision would be interrupted, with approval by the Planning Commission through a public hearing in accordance with Chapter 9.80 (see diagram below – two drawing types are entered here for Planning Commission to choose from)



Section 9.28.030 Standards.

E. Outdoor storage shall be screened with a sight-obscuring screen. **Such a buffer shall screen at least seventy (70) percent of the view**

H. Fences, Hedges, Walls and Landscaping. Where a commercial use abuts a residential zone, a fence, evergreen hedge, wall or landscaping shall be constructed and maintained immediately adjacent to the abutting property line. Such a buffer shall screen at least seventy (70) percent of the view between the zones. The buffer shall not be less than five (5) or more than eight (8) feet in height, except where vision clearance would be interrupted. Exceptions shall be subject to approval by the Planning Commission through a public hearing in accordance with Chapter [9.80](#) Variances.

Section 9.48.010 General requirements.

G. Except for parking to serve dwelling uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbance of residents by the erection between the uses of a sight-obscuring fence of not less than five (5) feet in height and not to exceed eight (8) feet. **If parking or loading area(s) are situated within the Clear-Vision Area as noted in the Clear-Visions Standards the sight obscuring buffer cannot exceed three (3) feet in height. Exceptions shall be subject to approval by the Planning Commission through a public hearing in accordance with Chapter [9.80](#) Variances.**

Section 9.64.010 Design standards.

2. No temporary or permanent obstruction (e.g., structure, fence, or shrub vegetation) ~~between~~ **greater than three (3) feet and eight (8) feet in height shall be placed in clear-vision areas on streets, driveways, or alleys, as shown in the Clear-Vision Area Diagram figure below.** Trees exceeding this height may be located in this area provided all branches and foliage are removed to a height of eight (8) feet above grade.

B. Fences, Hedges and Walls. Fences, hedges and walls may be located within required yards, but shall not exceed three (3) feet in height ~~in any required yard which abuts and runs parallel to a street other than an alley.~~ **within the Clear-Vision Area Diagram below.** Hedges that front Highway 101 are exempt from this height requirement as long as the height does not interfere with clear vision requirements in Section [9.64.010](#)(A)(3).

Section 9.68.030 Manufactured dwelling parks.

C-15. Buffering or screening, if required by the Planning Commission, shall be a sight obscuring fence, wall, evergreen or other suitable planting ~~at least six feet high, or higher;~~ **Such a buffer shall screen at least 70% of the view between uses. The buffer shall be not less than five (5) or more than eight (8) feet, except where vision clearance would be interrupted.**

Section 9.72.050 Standards and procedures governing conditional uses.

3. Outdoor storage shall be on the side or rear of the building and shall be screened with a sight-obscuring fence, hedge or wall. **Such a buffer shall screen at least 70% of the view between uses. The buffer shall be not less than five (5) or more than eight (8) feet, except where vision clearance would be interrupted.**