



ALL ABOUT FENCES

Information Bulletin No. 1

Why does the City have fence regulations? Fence height is regulated to promote traffic safety by maintaining unrestricted visibility at property corners, while considering privacy and property security. Exception: R-1-B-4 zoning district. Check with Coastal Commission staff.

How tall can my fence be?

1) Interior Lots: Fences, hedges, screen plantings, or other visual obstructions (other than allowed garden structures) are limited to four feet in height forward of the front yard setback line, six feet in height on the front yard setback line, and six feet in height to the rear of the front yard setback along the property lines and within required setback areas. PGMC §23.64.130(a)

2) Corner Lots:

a) Corner Property Lines Are Two Straight Lines:

The height limit for a fence, hedge, screening or other visual obstruction shall not exceed three feet in height within an area represented by a triangle whose apex is the property corner nearest the intersection and whose other two vertices are points located 20 feet away from the apex as shown in Figure 1. PGMC §23.64.130(b)(1)

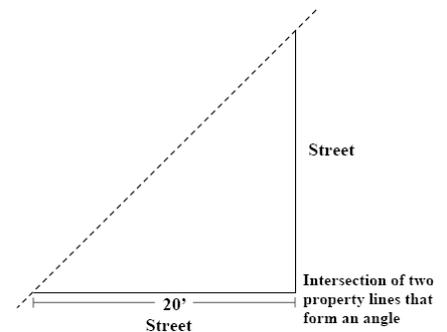


Figure 1

b) Corner Property Lines Are Found Along a Curve:

The height limit for a fence, hedge, screening or other visual obstruction for a corner lot whose corner property lines are found along a curve shall not exceed three feet in height within the area of a polygon whose apex is the midpoint of the arc at the corner and whose furthestmost vertices are points located 20 feet away from the apex as shown in Figure 2. PGMC §23.64.130(b)(2)

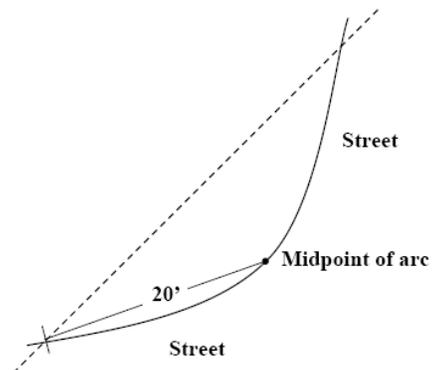


Figure 2

c) In the event that a corner lot has intersecting corner property lines that do not precisely conform to the characteristics defined in this section, the chief planner shall define the area in which no visual obstruction shall exceed three feet in height in a manner so as to prevent a traffic hazard.

Do I need a fence permit? A building permit is not required for a wood fence up to six feet tall. If you are proposing other materials, a building permit may be required. Check with the Community Development Department for more information.

What if I need a taller fence? An Administrative Use Permit is required for a height greater than otherwise allowed in this section. PGMC §23.64.130(f)

What about Trees? Trees are not considered a “Visual Obstruction”, but trimming may be required. PGMC §23.64.130(c)

What about deer fencing?

- 1) Deer fencing may be permitted up to six feet in height along the front property line to the front of any dwelling if an administrative use permit is first obtained.
- 2) The following materials, or materials of similar aesthetics and durability, shall be used: two-inch by four-inch or four-inch by four-inch galvanized metal wire, with wrapped (not welded) joints for durability, in black, green or metallic finishes, or transparent or semi-transparent aviary mesh screen, in black or green.
- 3) Deer fencing may be constructed with wood, metal, or fiberglass posts or attached at the top of an existing, and otherwise conforming, fence. PGMC §23.64.130(d)

What about fences on retaining walls?

1) For retaining walls located on a property line, a fence constructed on top of the wall shall be measured from the grade level on the higher side, as shown in Figure 3, with a combined height limited to four feet in height forward of the front yard setback line along the property lines, and six feet in height to the rear of the front yard setback along the property lines. From the lower side, the combined height shall be limited to six feet in height forward of the front yard setback line along the property lines and eight feet in height to the rear of the front yard setback along the property lines.

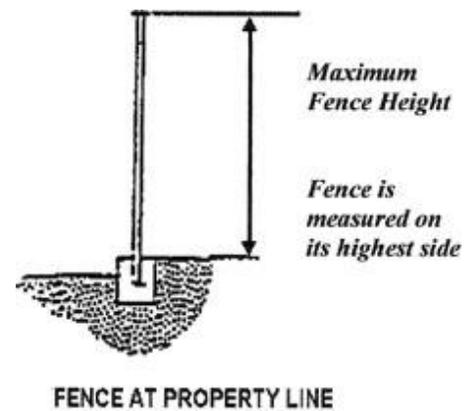


Figure 3

- 2) For retaining walls located entirely on a single property, a fence constructed on top of a retaining wall shall be measured from the grade level of the same property, with a combined height limited to four feet in height forward of the front yard setback line and six feet in height to the rear of the front yard setback.
- 3) If a fence is on one property and the retaining wall on the abutting property, regardless of the retaining wall height, and as measured from the grade level on the property where the fence is located, the maximum fence height is limited to four feet in height forward of the front yard setback line and six feet in height to the rear of the front yard setback, as measured from the grade level of the property upon which the fence is located.

What fences are prohibited? A fence constructed completely or in part of any of the following: wires carrying an electric current of greater than 0.006 amperes (six mill amperes), razor ribbon, barbed wire, wooden fence spikes, broken glass, protruding nails or spikes or any other like or similar material or device designed to cause trauma when touched. While not prohibited, chain link fences are discouraged for aesthetic reasons. Fences constructed of materials described above shall be allowed subject to first obtaining a use permit in the following cases: fences bordering public utility facilities or facilities in the C-2 and I districts and fences in residential districts designed to protect private property. PGMC §23.64.135