



RESIDENTIAL FENCE & WALL INFORMATION

The purpose of Development Code Chapter 17.48 *Fences, Walls, and Screening* is to regulate the height and location of fences to provide light, air, and privacy without obstructing views or connectivity, to establish buffers between different land uses, and to safeguard against visual obstructions at the intersections of streets and/or driveways. ([Chapter 17.48](#))

Fence & Wall Height Requirements

Applies to residential fences, walls, and screenings and does not apply to retaining walls.

Retaining walls have a maximum height of four (4) feet and a minimum separation of three (3) feet between stepped walls, regardless of where the retaining walls are located on the property. ([Chapter 17.120.020](#))

Side and Rear Yards

Fences and walls up to six (6) feet in height are permitted.

Street Side Yards

Fences and walls up to six (6) feet in height are permitted. New fences and walls require a minimum setback of five (5) feet from the property line.

A clear visibility triangle must be maintained on street corners. See Page 3 for details.

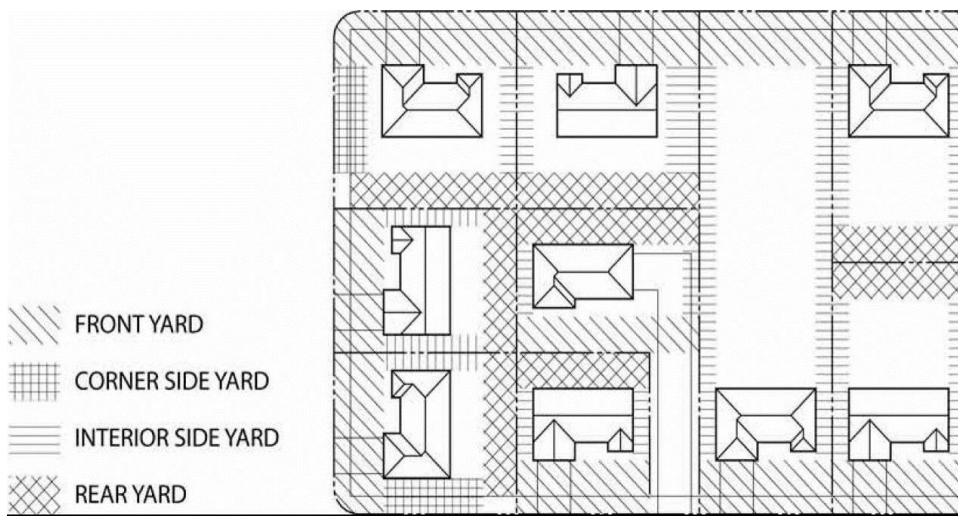
Front Yards

Solid fences and walls may not exceed three (3) feet in height. Open fencing, such as wood picket fencing or wrought iron, may not exceed six (6) feet in height. Solid and open fencing or walls may be combined up to a maximum height of six (6) feet.

A clear visibility triangle must be maintained in front yards. See Page 3 for details.

For the purposes of fence and wall heights, "front yard" is defined as the required front yard area of the property's zone. Refer to [Chapter 17.36.010](#) for residential zone standards or contact the Planning Department for more information.

FIGURE 17.140.020-12 YARD AREAS

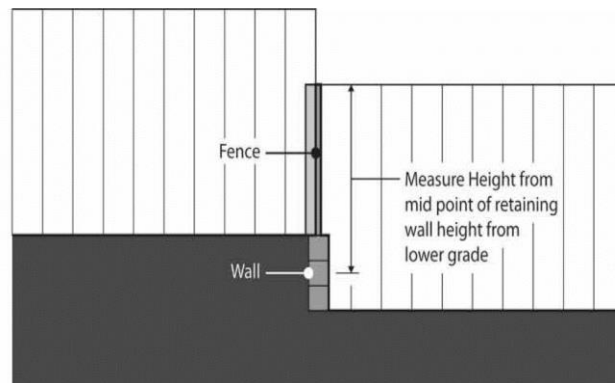




Fence & Wall Height Measurement

- Fence and wall height shall be measured from the finished grade at the base of the fence or wall to the uppermost part of the fence or wall;
- When there is a difference in ground level between two adjoining parcels, the fence or wall shall be measured at the mid-point of the retaining wall height as measured on the side with the lowest finished grade. See Figure 17.48.030-1 below.

FIGURE 17.48.030-1 MEASUREMENT OF FENCE AND WALL HEIGHT ON PARCELS WITH DIFFERENT ELEVATIONS



Exceptions to Fence & Wall Height

- The maximum height of a fence or wall may be increased by up to two (2) feet through the approval of a Minor Exception application with the Planning Department. Findings must be made to permit the additional height. ([Chapter 17.16.110](#))
- Adjacent property owners will be notified of the application and be given an opportunity to comment. The final decision is made by the Planning Director following a 10-day public comment period. ([Chapter 17.16.025](#))

Fence & Wall Material Requirements

- Fences and gates approved for screening purposes or to provide privacy for outdoor areas in residential districts shall be **solid wood with steel frames, solid vinyl, tubular steel or wrought iron**.
 - Where tubular steel or wrought iron is used, it shall be backed by solid or perforated metal sheeting painted to match the fence or gate.
- Walls enclosing the perimeter of a residential development shall be constructed of decorative CMU such as split-face or fluted block, or CMU with a decorative finish such as stucco or stackstone.
- Chain-link fences and/or gates are **not permitted** for screening purposes in any zone, including chain-link when backed with wood or plastic slats, solid plastic sheet, or knitted fabric privacy/wind screening.

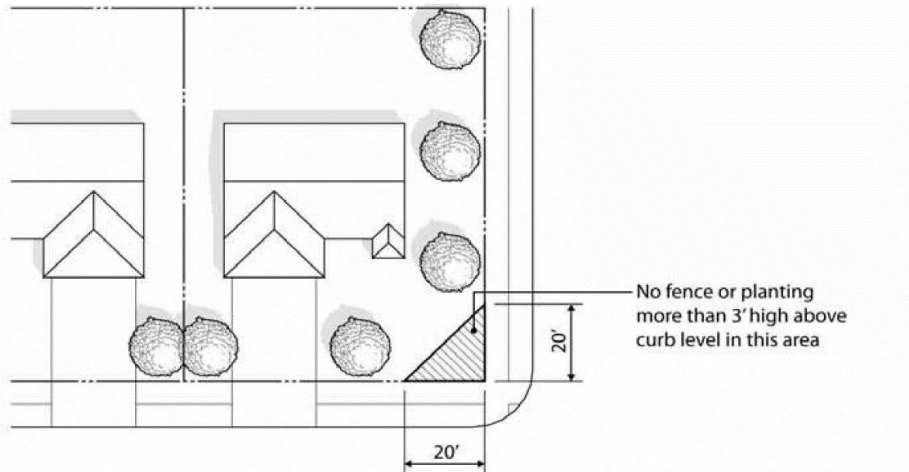


Clear Visibility Triangle

Per Development Code [Chapter 17.140](#), “clear visibility triangle” means the required clear cross-visibility area unobstructed by any structure or landscape above three (3) feet in height. See Figure 17.140.020-1 below.

- At any corner formed by the intersection of a driveway/alley and street, the cross-visibility area shall be a triangle having two sides ten (10) feet long and running along the driveway/alley edge and the curb line of the street and the third side formed by a line connecting the two ends.
- At any corner formed by intersecting streets, the cross-visibility area shall be a triangle having two side twenty (20) feet long and running along each curb line and the third side formed by a line connecting the two ends.

FIGURE 17.140.020-1 CLEAR VISIBILITY TRIANGLE



Building Permits

A building permit is required to construct a fence above six (6) feet in height or a concrete or masonry wall or pilasters above three (3) feet in height above the lowest adjacent grade per [Municipal Code Section 15.1.010](#). A building permit is required for retaining walls three (3) feet or greater in height measured from the bottom of the footing to the top of the wall.

Contact the Building & Safety Department for more information by calling 909-477-2710, or texting 909-488-4668, or email EDRnotification@cityofrc.us, or visit their website at <https://www.cityofrc.us/community-development/building-safety>.

Contact Us – Planning Department

Phone: 909-774-4330

Email: Planning@cityofrc.us

Website: <https://www.cityofrc.us/community-development/planning>