

ARTICLE 8: FENCES, WALLS AND OBSTRUCTIONS TO VIEW

17-8-1. VISION CLEARANCE AT CORNERS AND RAILROAD CROSSINGS

- (1) Except as specifically permitted in this Ordinance, no fence (less than fifty (50) percent open), wall, hedge, or other structure or obstruction above a height of twenty four (24) inches or in the case of trees, foliage lower than eight (8) feet, as measured from the flow line or in the absence of curbs and gutters, as measured from the edge of asphalt, shall be constructed, placed or maintained within fifty-five (55) foot site triangle of the intersection of the flow lines of two (2) streets or railroads or at a street intersection. A forty two (42) inch fence that is a minimum of fifty (50) percent open is permitted as approved by Traffic Engineering.
- (2) The Director of Community Planning and Development shall adopt, and may from time to time amend, standards by which persons may be exempted by him from the limitations of this Section. Any such exemption shall be in writing. No exemption shall permit a fence, wall, hedge or other structure or obstruction to be constructed, placed or maintained in such a manner as to endanger or potentially endanger the public health or safety.

17-8-2. MEASUREMENTS.

- (1) All fences and wall heights, except those described in Section 17-8-1, shall be measured from the lowest finished grade at the location of the fence. Heights of fences described in Section 17-8-1 shall be measured from finished curb level.
- (2) A combination fence and retaining wall may be erected to a height of seventy-two (72) inches above the highest finished grade or ninety-six (96) inches above the lowest finished grade, at the location of the fence, except that the fence portion may not exceed seventy-two (72) inches above the highest finished grade.

17-8-3. FENCE PERFORMANCE STANDARDS.

- (1) Intent. The intent of these performance standards is to permit fences in commercial districts at a reduced setback based on the type of material used to construct the fence and whether or not a landscape buffer is provided between the fence and streets abutting the site where the fence is located. In addition, allowance has been made for the use of a ten (10) foot high fence to create a secured storage area for vehicles, if buffered by landscaping and placed a minimum of ten (10) feet from adjacent streets and residential property.
- (2) Performance Standards.
 - a) Wood fences shall be of high grade new cedar or redwood. Minimum sizes for components shall be 1" x 2" for vertical pickets and 4" x 4" for posts. A four (4) inch minimum spacing is required between vertical pickets. All fence components shall be stained or painted an earth tone color or be constructed of a natural finish redwood. The fence shall be finished on the street side. The entire fence shall be of a single decorative style.
 - b) Decorative metal fences shall be of high grade new cast iron, galvanized steel or aluminum. Minimum sizes for components shall be 3/4" x 3/4" for vertical pickets and 4" x 4" for posts. A four (4) inch minimum spacing is required between vertical pickets. All fence components shall be colored black or dark brown. The entire fence shall be of a single decorative style.

- c) Any required landscape buffer area shall be irrigated and covered with living ground cover or turf and shall include trees and shrubs at the densities specified in Section 17-15-7 for perimeter landscaping; with plant materials installed on the primary front yard to be three (3) inch caliper shade trees, two (2) inch caliper ornamental trees and six (6) feet high evergreen trees minimum size.
- d) Performance standards for ten foot (120") fence surrounding secured storage areas.
 - 1. The fence must be set back a minimum of ten (10) feet from the side and rear property line and from any street right-of-way.
 - 2. Where the fence is within fifty (50) feet of any public right-of-way or of property in a residential zone district, a landscape buffer, no less than ten (10) feet in width and meeting performance standard in this Section, is required along the outside perimeter of the fence except where any driveway enters the secured storage area. In all other cases, a landscape area at least ten (10) feet in width and meeting performance standards in this Section is required along the outside perimeter fence.
- e) Prior to issuance of any fence permit, a maintenance agreement shall be signed by the property owner which obligates the owner to maintain the fence to a degree satisfactory to the City.
- f) Notwithstanding the provisions of this Section 17-8-4, fences allowed by this Section and any required landscaping shall comply with the requirements of Section 17-8-1 for vision clearance at corners and railroad crossings. Landscaping shall be maintained according to the requirements in Article 15 of this Ordinance.

(3) Submittal and Approval Process.

- a) Submittal Requirements. A plan shall be submitted at a scale of 1" = 20' or larger, showing the location of any fences and landscaped areas, and types of plant materials to be used. Elevations of fences shall be required.
- b) Review. The fence shall be reviewed for conformance with the performance standards. The applicant shall be notified in writing as to the decision within five (5) working days of the application submittal.
- c) Action and Appeal. The Director of Community Planning and Development or designee shall approve, approve with conditions, or deny the application. The applicant may appeal a denial of a fence plan to the Planning Commission. Such an appeal must be filed in writing with the Planning Commission Secretary no later than fifteen (15) working days from the date of the denial.

SECTION 65. Subsection 17-8 (Figure 8-1) of the Lakewood Zoning Ordinance is amended to read as follows:

Note: For Residential Fence Standards Refer to the Individual Zone Districts (Section 17-5-1)

ZONE DISTRICT	PERMITTED LOCATION	TYPE OF FENCE PERMITTED	MAXIMUM HEIGHT	MINIMUM SETBACK	ADDITIONAL REQUIREMENTS/COMMENTS
OF, 1C through 5C Office / Commercial	Side and rear yards	Open, solid	72"	property line	
	Front yard, any	Open, solid	72"	50' from property line	
		Open, Wood Fences Only	72"	40' from property line, except that where the fence is located in the primary front yard, the fence shall not be located so as to cross between the street and any principal building on the site (see Figure 8-3).	For display areas only (see definition). Fence must meet applicable performance standards and be approved according to procedures in 17-8-4. See Figure 8-2 for typical layout.
OF, 1C through 5C Office / Commercial	Front yard, any	Open, Decorative Metal Fences Only	72"	30' from property line, except that where the fence is located in the primary front yard, the fence shall not be located so as to cross between the street and any principal building on the site (see Figure 8-3).	For display areas only (see definition). Fence must meet applicable performance standards and be approved according to procedures in 17-8-4. See Figure 8-2 for typical layout.
		Open, Wood, Decorative Metal, Chain Link		20' from property line on arterials and collectors; 15' from property line on local streets, except that where the fence is located in the primary front yard, the fence shall not be located so as to cross between the street and any principal building on the site (see Figure 8-3).	For display areas only (see definition). Must provide landscape buffer area as follows: - 15' on arterials and collectors - 10' on local streets Fence and landscaping must meet applicable performance standards and be approved according to procedures in 17-8-4. See Figure 8-2 for typical layout.

OF, 1C through 5C Office / Commercial	Front yard, non- primary	Solid, Wood or Masonry	72"	20' from property line on arterials and collectors; 15' from property line on local streets	Must provide landscape buffer area as follows: - 15' on arterials and collectors - 10' on local streets Landscaping must meet applicable performance standards and be approved according to procedures in 17-8-4.
OF, 1C through 5C Office / Commercial	Side and rear yards; Front yards, non- primary	Open	120"	30' from property line	Permitted only to create secured storage area for up to 25 vehicles. Must meet applicable performance standards and be approved according to procedures in 17-8-4.
IN Industrial	Side and rear yards	Solid	84"	property line	
		Barbed Wire	84", but may not be located below 72"	property line	
	Front yards	Open, Solid	84"	20' from property line	
ANY DISTRICT					
Public Utility Installations	Front, side and rear yards	Open, Solid	84"		
		Barbed Wire	84", but may not be located below 72"		
Recreational Facilities (such as tennis courts, basketball courts)	Side and rear yards	Open	120"	15' from property line	

Swimming Pools Hot Tubs and/or Ponds	Front, side and rear yards				Any person owning land in the City of Lakewood on which there is situated a swimming pool, hot tub or pond, either above ground, semi-sunk or full depth recess, being eighteen (18) inches or more in depth at any point, shall erect and maintain thereon an adequate fence sufficient to make such swimming pool inaccessible to small children. Such fence, including gates therein, must be not less than forty-two (42) inches above the underlying ground. All gates must be self-latching with latches placed forty-two (42) inches in height. Space between the pool and the interior of the fence shall be a minimum of five (5) feet.
Noise Control Walls and Fences	Rear yards and non-primary front yards adjacent to arterial streets; Any yard adjacent to frontage roads on US 6 and US 285	Solid masonry of wood with pickets on both sides of the horizontal boards and the pickets must be a minimum of 3/4 inch thick and must be staggered from the opposite pickets.	Eight feet		Solid fences and walls may be erected to a height of eight feet when so positioned as to separate a property from an arterial street or a frontage road adjacent to the US 6 and US 285 Highways as designated in the City of Lakewood Major Street Plan. The Director of Community Planning and Development shall consider the aesthetic, visual, and noise reduction characteristics of the fence and wall.

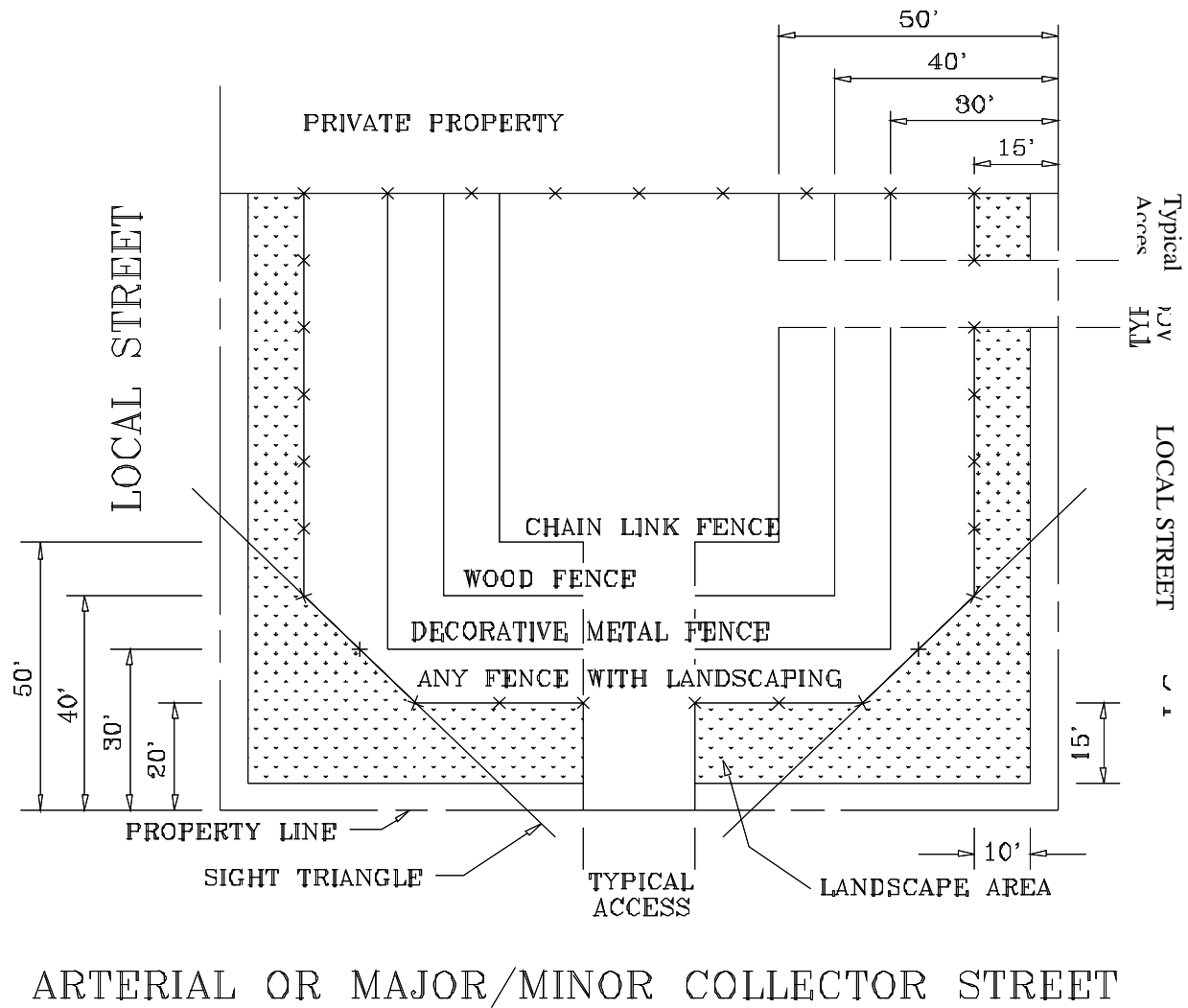


Figure 8-2
 Fence Setbacks Permitted for a Commercial
 Lot with Three Street Frontages

CITY OF LAKEWOOD
ZONING ORDINANCE

FIGURE 8-3
FENCE SETBACK RELATIONSHIP
TO PRINCIPAL BUILDING ON THE SITE

