

42 (6'). Game courts are not allowed in the front or corner side yard setbacks and must be
43 10' front from the property line.

44 b. Construction Fencing: Temporary fencing to secure construction sites during
45 the planning, demolition, or construction process is permitted to a maximum of 10 feet
46 (10') in height in any required yard provided the fence complies with site distance
47 triangle requirements of this Title.

48 e. Exceptions: Pillars shall be allowed to extend up to eighteen inches (18")
49 above the allowable height of a fence or wall; provided, that the pillars shall have a
50 maximum diameter or width of no more than eighteen inches (18"); and provided, that
51 the pillars shall have a minimum spacing of no less than six feet (6'), measured face to
52 face.

53 4. Vision Clearance and Safety:

54 a. Corner Lots; Sight Distance Triangle: No solid fence, wall or hedge shall be
55 erected to a height in excess of three feet (3') if the fence, wall or hedge is located within
56 the sight distance triangle extending thirty feet (30') either side of the intersection of the
57 respective street curb lines, or edge lines of roadway where curbing is not provided as
58 noted in section 21A.62.050, illustration I of this title.

59 b. Intersection Of Driveway; Sight Distance Triangle: Solid fences, walls and
60 hedges shall not exceed thirty inches (30") in height within the sight distance triangle as
61 defined in section 21A.62.050, illustration I of this title.

62 c. Sight Distance Triangle And See Through Fences: Within the area defined as a
63 sight distance triangle, see through fences that are at least fifty percent (50%) open shall
64 be allowed to a height of four feet (4').

65 d. Alternative Design Solutions: To provide adequate line of sight for driveways
66 and alleys, the zoning administrator, in consulting with the development review team,
67 may require alternative design solutions, including, but not restricted to, requiring
68 increased fence setback and/or lower fence height, to mitigate safety concerns created by
69 the location of buildings, grade change or other preexisting conditions.

70 5. Height Measurement: Measuring the height of a fence, wall, or hedge shall be from the
71 "finished grade" of the site as defined in section 21A.62.040 of this title. In instances of a grade
72 change at the property line, the height for fences that are located on top of a retaining wall shall
73 be measured from the top of the retaining wall.

74 6. Gates: No gate, whether crossing a driveway, walkway, or part of a fence, shall be
75 erected to a height in excess of the standards outlined in this subsection E. To regulate the
76 location of gates and their impact on vehicular staging within the public right of way, passenger
77 vehicles shall require a minimum seventeen foot six inch (17'6") setback from back edge of
78 sidewalk, or property line when a sidewalk is not provided, and large truck driveways shall
79 require a one hundred foot (100') setback from back edge of sidewalk, or property line when a
80 sidewalk is not provided. All gates are to swing inward to the property or be a roll gate that does
81 not impact the staging area.

82 **F. General Requirements:**

83 1. Except when constructed of materials that have been designed or manufactured to remain
84 untreated, all fences or walls shall periodically be treated with paint or chemicals so as to retard
85 deterioration.

86 2. Fences or walls shall be constructed with good workmanship and shall be secured to the
87 ground or supporting area in a substantial manner and engineered so that the structure of
88 columns or posts and the material used for the intervening panels are adequately constructed to
89 support the materials and withstand wind loads.

90 3. All fences or walls (including entrance and exit gates) shall be maintained in good repair,
91 free of graffiti, structurally sound, so as to not pose a threat to public health, safety, and welfare.

92 **21A.52.030: SPECIAL EXCEPTIONS AUTHORIZED:**

93 (removed Special Exception authorization for over-height fences, walls, or hedges)