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ingress and egress the visibility requirements of the Sacramento County Improvement Standards shall be adhered to. Application of CPTED strategies shall be considered in the design of these features.

- 2. Perimeter Fences for Swimming Pools.** Perimeter fences shall be required around private pools, not otherwise restricted from unauthorized access from the public, subject to the construction requirements contained in the California Building Code Section 3109.4.4.3.
- 3. Masonry Walls.** A graffiti-resistant aesthetic surface treatment, appropriate to the location, shall be required. Long spans of masonry walls or fences shall provide breaks for pedestrian connections at least every 300 feet. Application of CPTED strategies shall be considered in the design of these features.
- 4. Freeway Fences.** Solid fences to screen freeways and any required maintenance shall be the responsibility of the property owner in which the fence is located.
- 5. Vacant Property.** A Temporary Use Permit is required from the Zoning Administrator for security fencing, including chain link, which may be erected on all property lines and to the edge of the sidewalk. The vacant property shall be maintained in a weed and litter free condition.
- 6. Permitted Materials.** A fence may be constructed of permanent material, such as wood, chain link, stone, rock, concrete block, masonry brick, brick, decorative wrought iron or other material approved by the Planning Director.
- 7. Prohibited Materials.** Fencing materials prohibited include, but are not limited to, the following. This Section shall only apply to fences located in the front yard, street side yard, and fences abutting any alley or other public right-of-way.
  - a.** Cast-off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.
  - b.** Plywood less than five-eighths inches thick, plywood not of a grade approved the Planning Director, particle board, paper, and visqueen plastic, plastic tarp, cloth, or similar material.
- 8.** The use of barbed wire, concertina wire or electric fencing shall require a Minor Use Permit, unless such fencing is located in the Agricultural, M-1, or M-2 zoning districts, and located adjacent to property in either the agricultural or industrial zoning district, in which case its use shall be permitted, subject to the standards set forth in Section 3.9.3.X. The use of barbed wire and electric fencing is permitted in the AR-2, AR-5 and AR-10 zones if used for the keeping of animals.
- 9. Maintenance.** All fences shall be properly maintained so as not to create a hazard, public nuisance, or blight.
- 10. Exceptions.** Fences deviating from the standards in this Section are permitted with a Special Development Permit from the Zoning Administrator. Fence standards may be modified by a condition of approval by the appropriate authority as part of a separate entitlement.
- 11. Measuring Height.** Fence height for fences within five (5) feet of a public right-of-way or right-of-way with PUPF shall be measured from the grade of the right-of-way or right-of-way with PUPF. Beyond five (5) feet, fence height shall be measured from highest elevation of the ground on either side of the fence.

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**5.2.5.B. Single Family Residential and Duplex Fences. [AMENDED 06-07-2018][AMENDED 01-12-2019]****1. Front Yards in All Zones Except AR and AG Zones.**

- a.** Fences in the front yard setback area shall be limited to:
- (i) Solid walls or fences as defined in Chapter 7 not exceeding three (3) feet in height,
  - (ii) Semi-open fencing, such as picket fencing, not exceeding four (4) feet in height, or
  - (iii) Open fencing constructed of chain link or similar woven wire materials, or expanded metal fencing not exceeding four (4) feet in height,
  - (iv) Open fencing constructed of wrought iron or similar material not exceeding seven (7) feet in height,
  - (v) Open fencing (other than chain link) over a solid fence, when the solid portion of the fence does not exceed three (3) feet in height and the overall height does not exceed seven (7) feet in height.
  - (vi) Fencing exceeding height limits up to seven (7) feet. Fences exceeding the heights described in i-iii of this section, up to seven (7) feet, may be allowed with the issuance of a UPM subject to the General Findings described in Section 6.4.2.C.2. in addition, the approving authority shall determine one of the following:
    - (1) For solid fence over three (3) feet in height there shall be a preponderance of solid fencing over three feet in the neighborhood and/or the fence is located along an arterial or thoroughfare.
    - (2) For fences constructed of chain link or similar woven wire material or semi-open fencing exceeding four (4) feet in height there shall be a preponderance of chain link or similar woven wire material or semi-open fencing over four feet in the neighborhood and/or the fence is located along an arterial or thoroughfare.
- b.** The fence height provisions of 5.2.5.B.1.a.(i)-(v) shall apply in the required front yard setback areas.
- c.** For lots on a curved street or curved portion of a cul-de-sac, refer to Section 5.2.1.A.2. to determine front yard setback areas for fences. Existing primary dwelling setbacks do not override the setback requirements for fences established in this Section.
- d.** For lots without public street frontage, front yard setback areas, where fence height restrictions apply, shall be determined pursuant to Figure 5-10.
- 2. Front Yards in AG and AR Zones.** The maximum height is seven (7) feet for open or solid fencing.
- 3. Side Street Yards.** Fences shall not exceed seven (7) feet in height. Retaining wall and fence combinations that exceed seven (7) feet in height may be permitted with the issuance of a Minor Use Permit. Fence height for fences within five (5) feet of a public right-of-way or right-of-way with PUPF shall be measured from the grade of

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the right-of-way or right-of-way with PUPF. Beyond five (5) feet, fence height shall be measured from highest elevation of the ground on either side of the fence.

4. **Interior Yards in All Zones.** Fences shall not exceed seven (7) feet, unless otherwise noted in Section 5.2.5.B.6., and may be located on a retaining wall not to exceed four (4) feet in height. Fence height for interior property lines shall be measured from the highest elevation at the interior property line or at the finished grade of the rear or side yard setback, whichever is higher.
5. **Corner Lot Exceptions to yard locations.** Regardless of which street frontage of the lot determines where the front lot line is, as defined in Chapter 7, Section 3, for purposes of measuring fence height, the frontage with the primary entrance to the main dwelling shall be considered the front yard and the other frontage(s) shall be considered the side street yard(s). In the case of a corner lot with a duplex, or two or more dwellings, where primary entrances face both frontages, both frontages shall be considered the front yard. Where a home demonstrates multiple established primary entrances on both frontages, both frontages shall be considered the front yard.
6. Fences over seven (7) feet in height are permitted when setback three (3) feet from an interior property line after first securing an approved building permit. Fences over seven (7) feet in height may be permitted on interior property lines with a Special Development Permit by the Zoning Administrator. Fence height may be modified by a condition of approval where the Zoning Administrator finds that due to site features different screening requirements are necessary.

#### 5.2.5.C. Multi-Family and Institutional Use Fences

##### 1. Front and Side Street Yards.

- a. Multi Family Uses. Only open ornamental security fences may be located directly outside and adjacent to the back of the sidewalk. All other fences along a public right-of-way in the multifamily zoning district shall be subject to the requirements for sound walls in Section 5.2.5.E.
- b. Institutional Uses. Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.

2. **Adjacent to Residential and Agricultural-Residential Zoning Districts.** Either a solid wood fence or masonry wall of at least six (6) feet in height shall be provided along the interior property lines when located adjacent to residential and agricultural-residential zoning districts, except where pedestrian connections are needed.

#### 5.2.5.D. Commercial and Industrial Fences

1. **Front and Side Street Yards.** Fences are not permitted, except that open ornamental fences such as wrought iron are permitted on the property line along a public right-of-way. Any fence located along a public right-of-way shall be placed behind sidewalks and required landscaping.
2. **Adjacent to Residential and Agricultural-Residential Zones.** A masonry wall of at least six (6) feet in height shall be provided along the interior property lines for

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all industrial, commercial, and mixed-use projects when located adjacent to residential and agricultural-residential zoning districts, except where pedestrian connections are needed.

3. No fencing requirements for interior yards for commercial and industrial uses not located adjacent to Residential and Agricultural-Residential Zones.
4. Fencing in the M-1 and M-2 zones may have an additional three (3) feet of wire fencing placed on top of a fence to a maximum overall height of nine (9) feet. This is not permitted within the front and side street yards.
5. **Screen Fences**
  - a. Outdoor storage of materials and equipment shall be located within the buildable portion of the lot, and screened from view with solid wood fencing, a masonry wall, or chain-link fencing with slats. Screen fencing shall also be located within the buildable portion of the lot, unless otherwise noted in this Code.
  - b. Outdoor storage areas, abutting a public street frontage, shall be screened with a six (6) foot high fence, constructed of wood, brick, rock, or other masonry material and designed to shield stored materials from public view. Outdoor storage yards along a scenic corridor shall not be permitted, unless a Conditional Use Permit is issued by the appropriate authority.
  - c. All company vehicles in the MP zoning district shall be located within the buildable portion of the lot and screened from view with fences, constructed of wood, brick, rock, or other masonry material.
  - d. In the M-1 and M-2 zoning districts, company vehicles, less than one (1) ton, do not require screening and may be parked behind the required landscape area with or without security fencing, as set forth in this Section. Company vehicles, exceeding one (1) ton that are permitted on the public highways and used in the daily operation of the company may be parked within the buildable portion of the lot without screen fencing.

#### **5.2.5.E. Sound Walls Adjacent to Streets**

1. Whenever sound walls are required by a condition of approval to mitigate sound impacts adjacent to street, the following standards shall apply. These standards shall not preclude the use of other innovative methods of project design, utilizing greater setbacks, building design, mounding, terracing, or single-story structures. Application of CPTED strategies shall be considered in the design of these features.
  - a. **Setbacks.** Walls shall be located behind the sidewalk and required landscaping, unless otherwise approved, and have an average setback of 19 feet from the ultimate public street right-of-way, but can vary in setback to a minimum of 13 feet.
  - b. **Height.** Maximum height of a wall shall not exceed six (6) feet above the finished grade at the base of the wall on the roadway side, with the exception for earthmounds as described in Section 5.2.4.C.9, unless otherwise approved through a use permit, as described in this Section.
  - c. **Type of Wall.** Walls shall be constructed of graffiti resistant solid brick or masonry material that requires minimum maintenance and provides the required

sound and visual attenuation. An aesthetic surface treatment appropriate to the location shall be required.

- d. Landscaping. Provide landscaping and maintenance per Section 5.2.4.C.9.

#### 5.2.5.F. Non-Conforming Fences

1. **Continuation and Maintenance.** A non-conforming fence may be continued, and may be maintained, except as provided in Sections 5.2.5.F.2 – 5.
2. **Maintenance or Repair of Existing Nonconforming Fence.** Maintenance or repair, including structural repairs, may be made to any non-conforming fence **or portions** thereof if the repairs do not result in a different condition of conformity, or if the repairs bring the fence into compliance with this Section.
3. **Reconstruction of Damaged Nonconforming Fences.** A property owner may reconstruct a non-conforming fence damaged by fire or other calamity if the reconstructed fence is in conformity with this Section.
4. **Removal of Worn Nonconforming Fence.** If because of normal wear and tear a non-conforming fence is no longer fully upright or is no longer serviceable, the property owner either shall remove it or shall replace it with a new fence in conformity with this chapter.
5. **Non-conforming Commercial or Industrial Fences Adjacent to Residential and Agricultural-Residential Zones.** In addition to Sections 5.2.5.F.1 through 5.2.5.F.4, existing wood fences and chain link fences with slats shall be maintained with metal posts, minimal gaps, no broken boards and no sections that lean. Non-conforming fencing shall be the responsibility of the commercial or industrial property owner where the fence is located and activities on the premises shall comply with the County's Noise Ordinance.

#### 5.2.6. Freestanding Flag Poles [ADDED 07-16-2020]

1. In agricultural, agricultural-residential, residential and recreational zoning districts, new freestanding flag poles shall be located outside of all easements and ROWs and be subject to the height and setback requirements for residential accessory structures found in Table 5.10 except that encroachment of up to 10 feet is allowed into front yard setbacks.
2. In mixed use, commercial and industrial zoning districts, new freestanding flag poles shall be located outside of all easements and ROWs and be subject to the standard height and setback requirements of the applicable zoning district.