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14-8.5 WALLS AND FENCES

(A) Applicability

(1) The retaining wall height standards in this Section 14-8.5 apply to the portion of a fence, wall or similar structure that supports a higher finished grade on one side than on the other. The height of the retaining wall is measured from the finished grade at the base of the wall to the finished grade at the top of the wall.

Comment [U1]: New provisions.

(2) The fence height standards in this section 14-8.5 apply to fences, screen walls and similar structures, and hedges. Railings or similar barriers required by building or other codes to protect against falling hazards are exempt, when built to the minimum height required by those codes and when constructed to maximize transparency. Fence height is measured from the finished grade at the base of the fence, excluding the height of any retaining wall upon which it is built.

(3) Additional regulations may apply to walls and fences, including 14-5.2, Historic Districts; 14-5.4(A)(4), South Central Highway Corridor Protection District Landscaping Standards and 14-7.1(F), Visibility at Driveways and Intersections. Where those or provisions of this chapter conflict with the requirements of this Section 14-8.5, refer to subsection 14-1.7, Conflicting Regulations.

Comment [U2]: Amended provisions.

(B) Maximum Height of Fences and Retaining Walls

Comment [U3]: New provision.

(1) Maximum Height of Retaining Walls

(a) No retaining wall shall exceed six feet in height.

(b) Retaining walls shall be stepped or terraced so that they are separated by a distance equal to the height of the higher wall.

(2) Maximum Height of Fences

(a) On a property developed for residential use, or on undeveloped property zoned for residential use, no fence shall exceed six feet in height. Within a residential compound, the maximum height of fences shall be eight feet.

Comment [U4]: Amended provisions for how to calculate fence heights; six-foot residential and eight-foot nonresidential are unchanged.

(b) On a property developed for nonresidential use, or on undeveloped property zoned for nonresidential use, no fence shall exceed eight feet in height.

(3) Maximum Height of Fences Built on Retaining Walls

In addition to the height limits in subparagraphs (1) and (2) above, the combined height of a fence built on a retaining wall shall not exceed the maximum fence height plus four feet as measured above the finished grade on the downslope side.

(C) Additional Fence Regulations for Specified Nonresidential Uses

Comment [U5]: Existing provisions.

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(1) For neighborhood grocery stores or laundromats catering to local pedestrian trade in a residential district, there shall be a solid masonry wall not less than six feet in height erected along side and rear lot lines with adjoining residential lots.

(2) For a parking lot contiguous to a residential district and one or more of the RAC, AC, SC or I districts, a six-foot solid masonry wall shall be erected along edges of portions of such lots adjoining property in the residential district; provided, however, that in the required front yard, the maximum height of a wall or fence shall be three feet.

(3) In outdoor storage yards, salvage yards, a solid wall or fence at least six feet in height with access only through solid gates that are kept closed when not in use, shall be erected around the entire yard. No object shall be stacked or stored higher than the minimum height of the enclosing wall or fence.

(4) In commercial districts wherever there is a parking area for more than three automobiles, any part of which is within twenty-five feet of a residential district and not separated by a public right-of-way, a solid masonry wall not less than four feet in height shall be erected between the parking area and the residential district boundaries.

~~(A) — H-District~~

~~A wall or fence in a Historic District shall be subject to the height requirements set forth in §14-5.2(D)(9). Materials for walls or fences in an Historic District shall be subject to the Historic District standards set forth in §14-5.2(D). Walls and fences on corner lots shall be further restricted by §14-7.4(D)(4)(c), "Visibility at Intersections."~~

~~(B) — Outside H-District~~

~~Outside a Historic District, the following regulations shall apply to walls and fences:~~

~~(1) — Residential Use~~

~~(a) — A wall, fence or vertical combination of these on a residential lot shall not exceed six feet in height, except for residential compounds, where they shall not exceed eight feet in height. The height of the wall shall be measured from the side where the ground elevation is the highest. Walls may exceed the height limit over pedestrian or vehicular gates. Walls or fences or a vertical combination of these may be built within the required setback. Walls or fences on corner lots shall be governed by §14-7.4(D)(4)(c).~~

~~(b) — For wall and fence standards for residential compounds:~~

~~(i) — Walls and fences shall be of wrought iron, adobe, wood, coyote fencing, fire brick, or stone. Walls may be of poured concrete or masonry, if they are stuccoed. All other fences are prohibited.~~

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(ii) ~~— The maximum height of all walls or fences shall be eight feet, except for walls or fences on corner lots, which shall be governed by §14-7.4(D)(4)(c).~~

(2) ~~— Nonresidential Use~~

(a) ~~— In a special exception for a neighborhood grocery store or laundromat catering to local pedestrian trade in a residential district, there shall be a solid masonry wall not less than six feet in height erected along side and rear lot lines with adjoining residential lots.~~

(b) ~~— In a special exception for a parking lot contiguous to a residential district and one or more of the RAC, AC, SC or I districts, a six foot solid masonry wall shall be erected along edges of portions of such lots adjoining residential property or undeveloped property in the residential district; provided, however, that in the required front yard setback, the maximum height of a wall or fence shall be three feet.~~

(c) ~~— In outdoor storage yards, automobile salvage and wrecking yards, junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display or sales of any scrap, salvage or secondhand building materials, junk automobiles or secondhand automobile parts, a solid wall or fence at least six feet in height with access only through solid gates which shall be kept closed when not in use, shall be erected around the entire yard. No object shall be stacked or stored higher than the minimum height of the enclosing wall or fence.~~

(d) ~~— In commercial districts wherever there is a parking area for more than three automobiles, any part of which is within 25 feet of a residential district and not separated by a public right of way, a solid masonry wall not less than four feet in height shall be erected between the parking area and the residential district boundaries.~~

(e) ~~— Generally, a wall, fence, or vertical combination of these on a nonresidential use lot may be built to a maximum height of eight feet above grade. Walls and fences on corner lots shall be governed by §14-7.4(D)(4)(c), "Visibility at Intersections."~~

(f) ~~— Materials for walls or fences may be further restricted by §14-8.4(J), or by specific zoning district.~~

(C) ~~— Walls and Fences in Escarpment Overlay District~~

~~Additional regulations apply to walls and fences located within the Escarpment Overlay District and are set forth in §14-5.6.~~