

New Fences & Walls in ROS, R1R, R1 Zones

May 2013

New Fences and Walls in the ROS, R1R and R1 Zones*

Per Ordinance No. 5645, which became effective April 2, 2009, new walls and fences in the ROS, R1R and R1 Zones are now subject to the following:

- Any new fence or wall over 3 feet of exposed height, that is visible from the public street or sidewalk (immediately adjacent to the property) is subject to Design Review
- All new fences and walls constructed of permitted materials, which are determined to be compatible with buildings and structures on the property, may get a staff-approved exemption from Design Review
- Permitted materials
 - Wood
 - Masonry
 - Decorative metal (i.e., wrought iron)
 - Other decorative materials approved by the Director of Planning
- Chain-link is not permitted if visible from the public street immediately adjacent to the property

* Fences and walls are not allowed in the street front or street side setbacks (except in the Horse Overlay Zone)

What Needs to be Reviewed by Planning Staff?

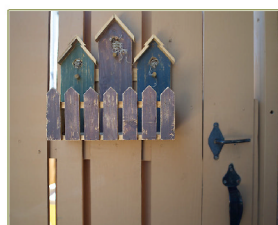
- New fences and walls, and fences and walls being replaced, over 3 feet high that are visible from the public street or sidewalk



Applicants to Submit the Following:

- A dimensioned plot plan of the property (minimum 8 1/2 by 11 inches), showing all property lines, location of all existing buildings and structures, proposed fence location, the distance of the fence or wall from the property line, fence height and materials
- Photos of the house and proposed fence location, taken from the street and sidewalk immediately adjacent to the property
- An elevation view or brochure of what the new fence or wall will look like

Note: Consult with the Engineering Department (633 E. Broadway, Rm. 204) to determine the approximate location of front property lines and curbs. To determine the location of the "exact" property lines, you must hire a professional surveyor.



Approval Process

- Come to the Permit Services Section - located in the City's Municipal Services Building, 633 E. Broadway, Rm. 101, 818-548-3200 (Counter open Monday thru Friday 7:00 am to 12:00 pm)
- A planner will review your plans (to ensure they meet the Zoning Code) and photos (to ensure design compatibility)
- If the planner has all the required information, determines the project meets the Zoning Code and is exempt from Design Review, a Design Review Exemption Fee will be required, and the planner will stamp your plans "exempt"
- If the planner does not determine that the wall or fence is "exempt," your proposal must be reviewed and approved by the Design Review Board. In such case, the planner will discuss the Design Review Board submittal requirements with you.