

Horse Overlay Zone

A publication of the City of Glendale Planning Department

The Horse Overlay Zone

Horses in residential zones create unique circumstances. The Horse Overlay (H) Zone was created to address these situations. It is the only residential zone in the City in which stables and corrals are permitted.

This sheet summarizes specific information about the fence and wall regulations in the Horse Overlay Zone.

What Needs to be Approved by Planning Staff?

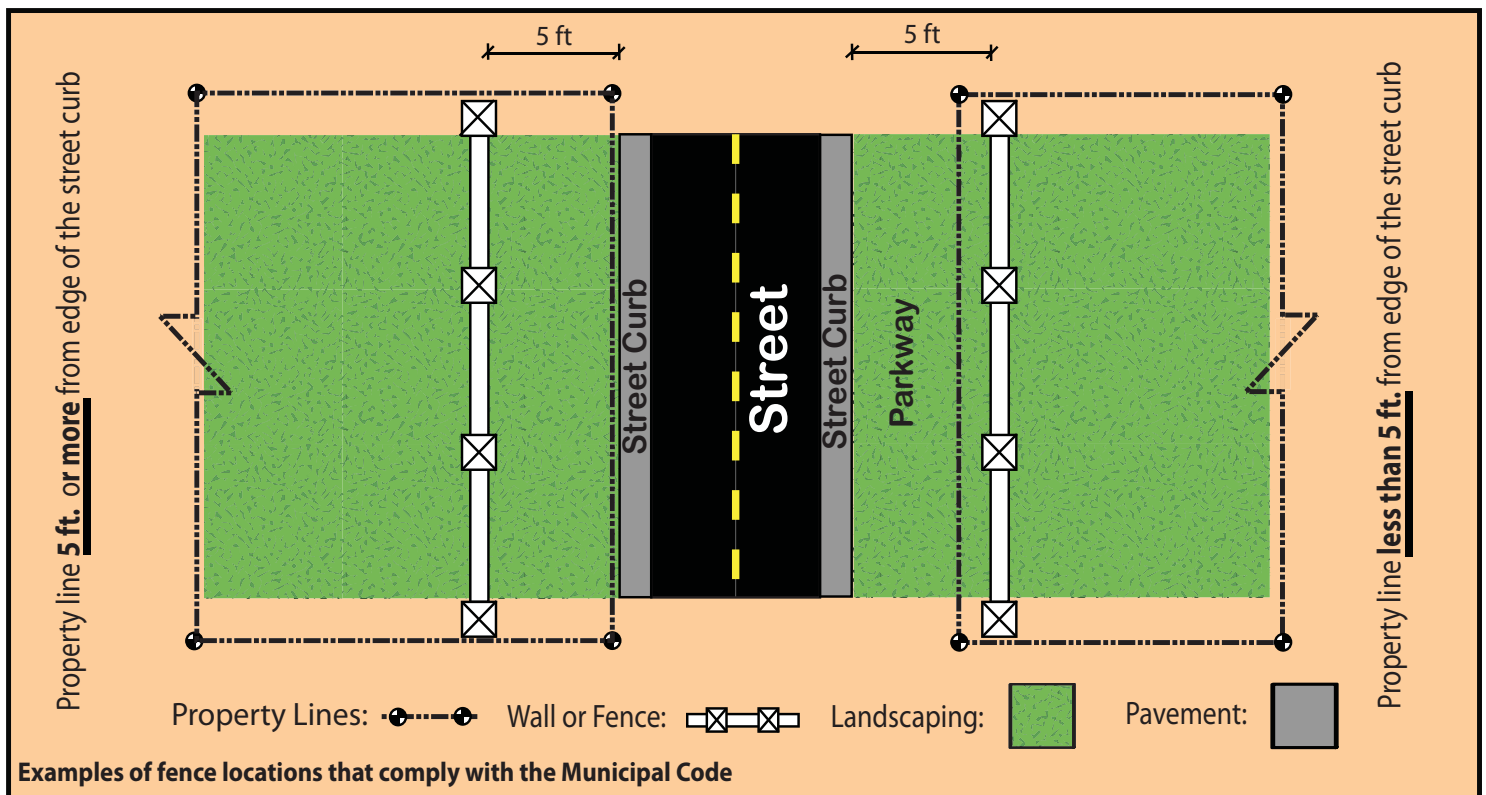
- New fences, walls, and modifications to existing fences and walls over 3-feet high are subject to Design Review and must be reviewed by a planner.
- Repairs (not replacements) to fences and walls (using similar materials) in the street front or side setbacks DO NOT need to be reviewed by a planner.

Applicants Should Submit the Following:

- A dimensional plot plan of the property, showing property lines, proposed fence location, the distance of the fence or wall from the curb, fence height and materials.
- Photographs of the property and any existing fence or wall that is to be replaced.
- A product brochure of what the “new” fence or wall will look like.
- Note: Consult with the Engineering Department (633 E. Broadway, Rm. 205) to determine the approximate location of property lines and curbs. To determine the “exact” property lines, you must hire a professional surveyor.



Fences must be at least 5 feet from the street curb regardless of the location of the property line.



Approval Process

- Come to the Permit Services Section - located in the City's Municipal Services Building, 633 E. Broadway, Rm 101
- Check-in at the Information Desk
- A Customer Service Representative will direct you to the Zoning and Planning Counter
- 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, and 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"

Requirements

New fences and Walls within the Street Front / Street Side Setbacks

The following criteria apply to any NEW fence, or wall over 18-inches high, in the street front setback or in the street side setback (see diagram on reverse)

- **Must be on private property**
- Can be on the property line, but must **ALWAYS** be at least 5 feet from the back of the street curb
- Can be located in the public right-of-way only with an Encroachment Permit from the City Engineer (this is to allow sufficient room for people to get in and out of cars)
- **Maximum height is 4 feet** at any point, including gates, gateposts, and decorative post tops.
- Building permit is not required
- **If over 3-feet high**, it is subject to design review and must be reviewed by a planner
- Fences and walls may not be electrically charged or made of any sharp-edged materials, barbed wire, razor wire, chicken wire, chain link, fiber glass, plain smooth block or painted block.
- The area between the fence or wall and the street must be landscaped.

Existing Fences and Walls in the Street Front and Street Side Setbacks

- A fence, wall, trellis or gate, over 4-feet high, **CAN** remain in the street front and street side setback if it was built on or before **April 19, 2005**, unless it is constructed of any sharp-edged materials, barbed wire, razor wire, chicken wire, chain link, fiber glass, plain smooth block or painted block.
- A building permit is not required
- Existing fences constructed of any sharp-edged materials, barbed wire, razor wire, chicken wire, chain link or fiberglass, must be removed.
- Fences that are closer than 5 feet from the edge of pavement can be repaired, but **cannot be replaced in**

the same location

- An encroachment permit must be obtained from the Engineering Department if the fence, wall, trellis or gate is in the public right-of-way



Stables

- Must be within 35 feet of the rear property line
- Must be at least 10 feet from all other property lines, unless they are constructed of masonry or concrete without openings

Corrals

- Must be within 35 feet of the rear property line
- Must be enclosed with an opaque fence or wall at least 6-feet high

Other Applicable Sections of the Municipal Code

Driver's Views Must Be Kept Clear

- **Property owners of corner lots** must keep landscaping trimmed, so that drivers approaching the intersection can safely see other vehicles and pedestrians
- Refer to G.M.C. sections 10.64.060 -Obstructions to Visibility at Intersections and 10.64.070 - Removal of Shrubbery Obstructing View of Intersection

Parkway Landscaping Must Be Trimmed

- Privately-owned landscaping next to sidewalks, streets or alleys must be trimmed or pruned to ensure pedestrian or vehicular safety and access
- The minimum clearance of any obstructing or overhanging portion of privately-owned trees or shrubs shall not be less than seven (7) feet over sidewalks and fourteen (14) feet over all streets or alleys except arterial streets or truck thoroughfares, which shall have a clearance of not less than fifteen (15) feet. Refer to G.M.C. Section 12.04.020