

Chapter 16.152

FENCING AND SCREENING

Sections:

16.152.010	Purpose.
16.152.020	Fencing Standards.
16.152.030	Screening Standards.
16.152.040	Noise Attenuation Walls.

16.152.010 Purpose.

The purpose of this Chapter is to prescribe standards for fencing and screening to protect public security and safety, conserve and protect property, and improve the general appearance of the City of Ripon. (Ord. 606, 1999)

16.152.020 Fencing Standards.

Unless otherwise specified, fencing will be permitted, but not required, and shall comply with the provisions of this Section.

A. Fencing Materials.

1. Fencing Materials must meet any criteria for sturdiness and construction established by other City regulations.

2. Fencing materials of corrugated plastic, corrugated iron, corrugated steel, and corrugated aluminum, are specifically prohibited. Unless otherwise specified, barbed wire fence is prohibited.

B. Placement. Fences may be constructed along the property line or within the required yard.

C. Height Limits in Required Yards. Fencing shall not exceed the height limits in required yards as specified below per zoning designation.

1. Fencing Heights in all Residential Zones, except Extremely Low Density Zones.

a. In any required front or street side yard, fencing shall not exceed three (3) feet in height.

b. In any required rear or nonstreet side yard, fencing shall not exceed six (6) feet in height.

2. Fencing Heights in Extremely Low Density Zones.

a. In any required front or street side yard, an open fence, up to six (6) feet in height may be

permitted.

b. In any required rear or non-street side yard, fencing shall not exceed six (6) feet in height.

3. Fencing Heights in Office, and Commercial Zones.

a. In any required front or street side yard, fencing shall not exceed three (3) feet in height, and any such fencing is constructed of woven wire, wrought iron, or similar open material and does not obstruct vehicular site distance.

b. In any rear or non-street side yard, fencing shall not exceed six (6) feet in height. If an office or commercial project abuts a residential zone, an area shown on the General Plan for residential use, or an existing residential use, a solid masonry wall eight (8) feet in height shall be erected along the abutting property line.

4. Fencing Heights in Industrial and Mixed Use Zones.

a. In any required front or street side yard, fencing shall not exceed three (3) feet in height. Upon approval of Director, a fence up to six (6) feet in height may be permitted, and any such fencing is constructed of woven wire, wrought iron, or similar open material and does not obstruct vehicular site distance.

b. In any rear or non-street side yard, fencing shall not exceed eight (8) feet in height. If an industrial project abuts a residential zone, an area shown on the General Plan for residential use, or an existing residential use, a solid masonry wall eight (8) feet in height shall be erected along the abutting property line.

D. Height Limits within the Building Area. The height of fencing outside required yards shall not exceed the maximum height limit for structures in the zone in which the fence is constructed.

E. Height Measurements. Unless otherwise specified, heights of fences shall be measured as follows:

1. Prescribed heights shall be measured above the actual adjoining level of finished grade.

2. When there is a difference in the ground

level between two (2) adjoining lots, the height of any fence installed or constructed along any property line shall be determined by using the higher elevation.

3. Any baffle, louver, or wind deflector incorporated into a fence or wall construction shall be included within the measurement of its total height.

F. Special Fencing Requirements for Residential Zones. The following requirements shall apply to fences in all residential zones.

1. Playing Courts – the six (6) foot fence height limit may be waived for playing courts, if the playing court is located in a side yard or rear yard and open type fencing material is used.

2. Swimming Pools – all pools shall be enclosed per the requirements of State Law.

3. Gates - any gate, other than gates for pedestrian use only, shall be set back or recessed a minimum of twenty (20) feet from the property line.

4. Fencing may encroach five (5) feet into the required street side yard on corner lots with a minimum setback of twenty (20) feet, for the purpose of protecting doors and windows.

5. Columns and Gates used in fencing, such as brick or stone columns may extend an additional one (1) foot above the maximum fence height of six (6) feet.

6. Reduction in Setback for Fences in Developed Areas. The minimum required setback to locate a fence over three (3) feet high in a front or exterior side yard may be reduced to the average setback of the applicable yard where more than fifty (50%) percent of the block is developed with fences and upon review and approval of the Director; all fences used in computing the average existing setback shall be legal, or legal nonconforming, established fences. (Ord. 606, 1999)

G. Special Fencing Requirements for Office, Commercial and Mixed Use Zones. The following requirements shall apply to fences in these zones.

1. Security Fencing. Except for fencing adjacent to planned or existing residential areas,

barbed wire security fencing, not to exceed two (2) feet in height, may be erected on top of required or permitted fencing at the discretion of the Director.

H. Special Fencing Requirements for Industrial Zones. The following requirements shall apply to fences in industrial zones.

1. Security Fencing. Barbed wire security fencing not to exceed two (2) feet in height may be erected on top of required or permitted fencing, except for fencing adjacent to planned or existing residential areas. Electrical fencing adjacent to planned or existing residential areas is prohibited. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.152.030 Screening Standards.

Screening may be used in any zone, provided a safe sight distance is maintained. All screening required by this Chapter shall comply with the provisions of this Section.

A. Screening Materials.

1. Screening Materials shall include the installation and maintenance of one (1), or a combination, of the following elements: plant materials; fencing; walls; landscaping architectural elements; or berms.

2. Screening Materials of corrugated plastic, corrugated iron, corrugated steel, and corrugated aluminum, are specifically prohibited. Unless otherwise specified, barbed wire fence is prohibited.

B. Placement. Screening, other than plant materials, may be constructed within three (3) feet of any property line, and At no time shall non plant material screening cover more than fifty percent (50%) of any given property line.

C. Height Limits in Required Yards. Screening shall not exceed the height limits in required yards as specified below.

1. In any required front or street side yard, screening shall not exceed three (3) feet in height.

2. In any required rear or non-street side yard, screening, other than plant materials, shall not exceed eight (8) feet in height. Any screening, other

than plant material, proposed to be constructed higher than six (6) feet in height, shall obtain an appropriate building permit for such structure.

D. Special Screening Requirements for Office, Commercial, and Mixed Use Projects. The following requirements shall apply to all the above mentioned projects.

1. Screening of Storage Areas. All storage materials and related activities, including storage areas for trash, shall be screened so as not to be visible from adjacent properties and public rights-of-way. Outside storage is not permitted in front yards, street side yards, or in front of main buildings.

2. Screening of Roof Equipment. All roof-mounted mechanical equipment, tanks, ventilating fans, or similar equipment must be visually screened from view from adjacent properties and public rights-of-way at grade. Required screens shall be architecturally compatible with the building or structure on which they occur.

F. Special Screening Requirements for Industrial Projects. The following requirements apply to all industrial projects.

1. Screening of Storage Areas. Storage areas shall be screened as follows:

a. Unless otherwise specified, all storage materials and related activities, including storage areas for trash, exterior electrical cage enclosures, and storage tanks must be screened so as not to be visible from adjacent properties and public rights-of-way. Screening must be six (6) to eight (8) feet in height. Items stored within one hundred (100) feet of a dedicated street or residential zone cannot be stacked higher than two (2) feet above the adjacent screen;

b. Screening shall not be required for a storage

area that abuts an existing industrial use or property designated on the General Plan Map for industrial use, provided the storage area is not adjacent to an existing residential use or property designated on the General Plan Map for residential use or a public street.

2. Screening of Roof Equipment. Except in the Industrial Heavy (M-2) District, all roof-mounted mechanical equipment, tanks, ventilating fans, or similar equipment must be visually screened from view from adjacent properties and public rights-of-way. Screening shall not exceed a height of six (6) feet from roof level. Required screens shall be architecturally compatible with the building or structure on which they occur.

3. Exceptions to Height Requirements. The requirements of this Chapter does not apply to uses permitted in any industrial zone which are required to maintain visual screens to a height greater than specified in this Development Code.

H. Maintenance. All required screening materials must be maintained in good condition by the property owner and, whenever necessary, repaired or replaced. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)

16.152.040 Noise Attenuation Walls.

Walls, fences, berms, or landscaping for the purpose of noise attenuation may be required in any zone when adjacent to a high noise generator such as a major roadway or railroad. Noise attenuation requirements must be developed in response to the noise level and source affecting specific property. Where noise attenuation walls are required, height and yard restrictions for walls may be waived by the Director as required for effective noise reduction. (Ord. 606, 1999; Ord. 758 §2 (part), 2007)