



City of Placentia Development Services Department **Wall and Fence Policy**

401 E. CHAPMAN AVENUE, PLACENTIA, CA 92870 – PLANNING DIVISION (714) 993-8124 - FAX (714) 961-0283

Purpose:

The purpose of this policy is to provide supplemental information not addressed by the Placentia Municipal Code, which pertains to the initial construction or replacement of walls/fences on developed property in the City.

Background:

The City is comprised of a number of distinct neighborhoods and commercial/industrial areas with different and sometimes unique physical characteristics. Today, because there are walls and fences throughout the City of varying styles, heights and materials, it is neither practical nor architecturally desirable to require one (1) citywide uniform specification.

This policy addresses the requirements in various zoning districts and provides direction on materials to be used.

Guidelines:

The following guidelines shall be used to determine the wall/fence requirements for a particular site:

a) Permit Required:

A building permit is required for any proposed wall/fence which is:

- At least six (6) feet in height; or
- Constructed on a property line; or
- A retaining wall greater than three (3) feet in height (as measured from the bottom of the footing of the wall).

Or for any existing wall/fence which is:

- Raised to a height of at least six (6) feet; or
- Already at least six (6) feet in height and raised by at least one (1) course.

b) Materials:

The matrix on the following page illustrates recommended materials for new and replacement installation of walls/fences.

In cases where the surrounding areas has special characteristics, an individual review will be done to ensure conformity in the selection of a appropriate wall and

fence materials. Wall and fence replacements or new installations on existing, developed property shall be reviewed on a case by case basis with consideration given to existing on-site conditions and to the neighborhood and surrounding area.

c) Height Requirements:

The following maximum height requirements shall be complied with for walls/fences in all districts:

- 1) Front Yards. Three (3) feet for a solid fence or masonry wall; six (6) feet for a wrought iron fence.
- 2) Side and Rear Yards. Eight (8) feet, with a minimum height of six (6) feet (measured from the highest finished grade on either side of the wall/fence).
- 3) Exception. In the Manufacturing District, ten (10) feet for a chain-link security fence (see Section 23.47.090 P.M.C.)

d) General Guidelines:

- 1) All walls/fences shall be subject to review for compliance with line-of-sight clearance for vehicle and pedestrian traffic.
- 2) The construction standards for masonry walls and retaining walls are available upon request from the Building Division.
- 3) No wall/fence which does not require a permit shall be constructed so as to affect the safety or welfare of any person within the City.

e) Permitted Materials:

The matrix below lists recommended materials for new and replacement installation of walls/fences:

| District | Front | Yard Side | Rear |
|---------------|--|--|--|
| Residential | Masonry Wood Wrought Iron Chain-link* | Masonry Wood Chain-link* | Masonry Wood Chain-link* |
| Commercial | Masonry Wrought Iron | Masonry Wrought Iron | Masonry Wrought Iron |
| Manufacturing | Masonry Wrought Iron | Masonry Wrought Iron Chain-link* | Masonry Wrought Iron Chain-link* |

* In residential districts, a new chain-link fence may be constructed to replace an existing one, upon approval of the Planning Division; a new chain-link fence shall be prohibited for construction where none previously existed.

Approved by the City Council on April 20, 1993.

**BUILDING PERMIT SUBMITTAL SHEET
WALLS/FENCES**

The following information shall be required to obtain a building permit for proposed walls/fence:

Address: _____ Zone: _____

New Construction: _____ Replacement: _____ Alter: _____

Height of proposed wall/fence: _____

Type of material(s) proposed: _____

Total lineal feet of wall/fence proposed: _____

Miscellaneous information: _____

SITE PLAN:

In the space provided, please draw the location of the proposed wall/fence; also indicate the footprint of the existing structure, and the location of all property lines. The site plan does not have to be scaled, but it must be dimensioned accurately. Please indicate the north arrow.

ADJACENT PROPERTY OWNER APPROVAL(S) FOR COMMON PROPERTY LINE WALL/FENCE (If more than one (1) property owner is involved, attached any additional approval(s) on a separate sheet of paper).

Name: _____ Address: _____

Signature: _____

HOMEOWNER'S ASSOCIATION APPROVAL
(Where Applicable)

Name: _____ Title: _____

Signature: _____

Building Permit No. _____

Date: _____