



# City of Placentia

## Development Services Department

# WALL AND FENCE POLICY

---

### **Purpose:**

The purpose of this policy is to provide supplemental information not addressed by the Placentia Municipal Code (P.M.C), 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 a single citywide uniform design specification.

### **Guidelines:**

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

### **Permit Required:**

A building permit and/or planning approval is required if the fence/wall is:

1. Exceeding (4) feet in height (measured from the bottom of the footing to the top of the wall/fence); or
2. A retaining wall greater than (4) feet in height (as measured from the bottom of the footing of the wall); or
3. An existing wall/fence that is raised to a total height of (6) feet or more
4. **Exceptions.** *Building permits are not required for the following:*
  - a. *Retaining walls that are not over (4) feet (measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIA liquids) (CBC 105.2(4)).*

### **Materials:**

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

In cases where the surrounding areas have special characteristics, an individual review will be done to ensure conformity in the selection of an appropriate wall/fence material. Wall/fence replacements or new installations on existing, developed properties shall be reviewed on a case-by-case basis with consideration to the existing on-site conditions and to the neighborhood and surrounding areas.

## Height Requirements:

The following maximum height requirements apply to 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 Sections 23.81.100 and 23.47.090 P.M.C.).*

## 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. Any wall or fence that exceeds six (6) feet in height (measured from the highest finished grade on either side of the wall/fence) shall provide engineering to the Building Division.
3. No wall/fence that does not require a permit shall be constructed so as to affect the safety or welfare of any person within the City.

## Permitted Materials

The chart below lists the recommended materials for new and replacement walls/fences:

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

\*Planning Division approval is required prior to installation of any new or replacement fencing. A new chain-link fence shall be prohibited for construction where none previously existed. Temporary chain-link construction fences are permitted with an active building permit.

# WALL/FENCE SUBMITTAL SHEET

The following information is required to obtain a building permit and/or Planning Division approval.

**Address:** \_\_\_\_\_ **Zone:** \_\_\_\_\_

New Construction     Replacement     Alteration

Height of proposed wall/fence: \_\_\_\_\_

Total lineal feet of proposed wall/fence: \_\_\_\_\_

Type of material(s) proposed: \_\_\_\_\_

Miscellaneous information: \_\_\_\_\_

## Site Plan:

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

## Adjacent Property Owner Approval(s) For Common Property Line Wall/Fence

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Signature: \_\_\_\_\_

## Homeowner's Association Approval (If Applicable)

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Signature: \_\_\_\_\_

Building Permit No. (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_