

**OFFICIAL ZONING CODE INTERPRETATION (No. 14)**  
**(Zoning Code Section 20-30.060)**

ZONING CODE PROVISION INTERPRETED:  
Section 20-30.060, Fences, Walls and Screening

At issue is what type of entitlement permit, findings and fees are required for fences on non-residential and multi-family residential properties.

Zoning Code Section 20-30.060 provides regulations for the installation, construction and placement of fences on private property.

Zoning Code Section 20-30.060(C), Height Limits, states “a fence in a residential zoning district shall not exceed the height limits show in Table 3-1, unless authorized in compliance with Subsection D (additional height with a Minor Use Permit approval).”

Zoning Code Section 20-30.060(H)(1), Screening, states “proposed development within commercially or industrially zoned sites that are adjacent to any residential zoning district shall provide screening between districts, subject to Design Review.”

Pursuant to Zoning Code Section 20-52.030, Design Review, multi-family residential and non-residential uses are subject to the Design Review process.

As identified above, Zoning Code Section 20-30.060(C), Height Limits, references fences in “residential zoning districts”, but does not distinguish between single-family residential and multi-family residential zones. However, given the fence height limitations outlined in 20-30.060(C), which are typical of single-family residential uses, and the associated diagram in Figure 3-4, which depicts detached single-family residences, it is determined that the intent of Section 20-30.060(C) and (D) is that it applies to single-family residential uses only.

Based on Section 20-30.060(C) and 20-30.060(H)(1), it is further determined that Design Review is required for the construction of fences, walls and screening on multi-family residential and non-residential properties. As such, the associated Design Review findings, as well as the Design Review fees identified in the Planning and Economic Development Department’s Fee Schedule would apply.

This determination is consistent with the General Plan.

Date: 6-7-17

  
Jessica Jones  
Zoning Administrator