

FENCING APPLICATION CODES – SFR & MFR ZONES

LMC 8.10.010 (N) “Right-of-way”

“Right-of-way” means street right-of-way which includes all of the property boundary within the property boundary lines of the street. The boundary line is the property line between the street and the lots or parcels which abut the street. Full street improvements include the roadway reserved for vehicle movement plus curbs and sidewalks on both sides of the street, and areas reserved for the handling of drainage and for utility placement. “Right-of-way” additionally means all land or interest therein which by deed, conveyance, agreement, easement, dedication, usage or process of law is reserved for, or dedicated to, the use of the general public **free of all encumbrances**, within which the city of Lyons shall have the exclusive right to install streets and public utilities. Fences are not allowed within the right-of-way.

15 foot vision clearance driveway at property line

Not to exceed six (6) feet in height residential & commercial zones

Not to exceed eight (8) feet in industrial zones

Vision clearance at corner where two streets intersect – No plantings, fences, walls, structures, or temporary/permanent obstruction exceeding 3 feet in height

Trees exceeding this height must be cleared of branches and foliage,

Removed to a height of eight (8) feet above grade

LMC 8.10.100 Fences

No property owner or other person in charge may construct or maintain a barbed wire fence or install, maintain or operate an electric fence along or within 10 feet of the roadway of a street or of a public sidewalk, unless the barbed wire fence or electric fence is protected from the roadway or sidewalk by another fence or by landscaping that prevents reasonable public access to the barbed wire or electric fence. In addition, barbed wire may be placed six inches or higher above the top of a board or picket fence that is six feet or more in height. [Ord. 05-15 § 10, 2002.]

LMC 18.30.010 General Provisions Regarding Accessory Uses

A. Fences, hedges or walls may be located within required yards, except at the intersection of the edge of a driveway and property line in which a 15-foot clear vision area shall be maintained as described in LMC 18.30.100. Elsewhere, fences, hedges and walls shall not exceed six feet in height in residential and commercial zones and eight feet in height in industrial zones.

LMC 18.30.100 Vision Clearance Area

In all zones except the C zone, a vision clearance area shall be maintained on the corners of all property at the intersections of two streets or a street and a railroad.

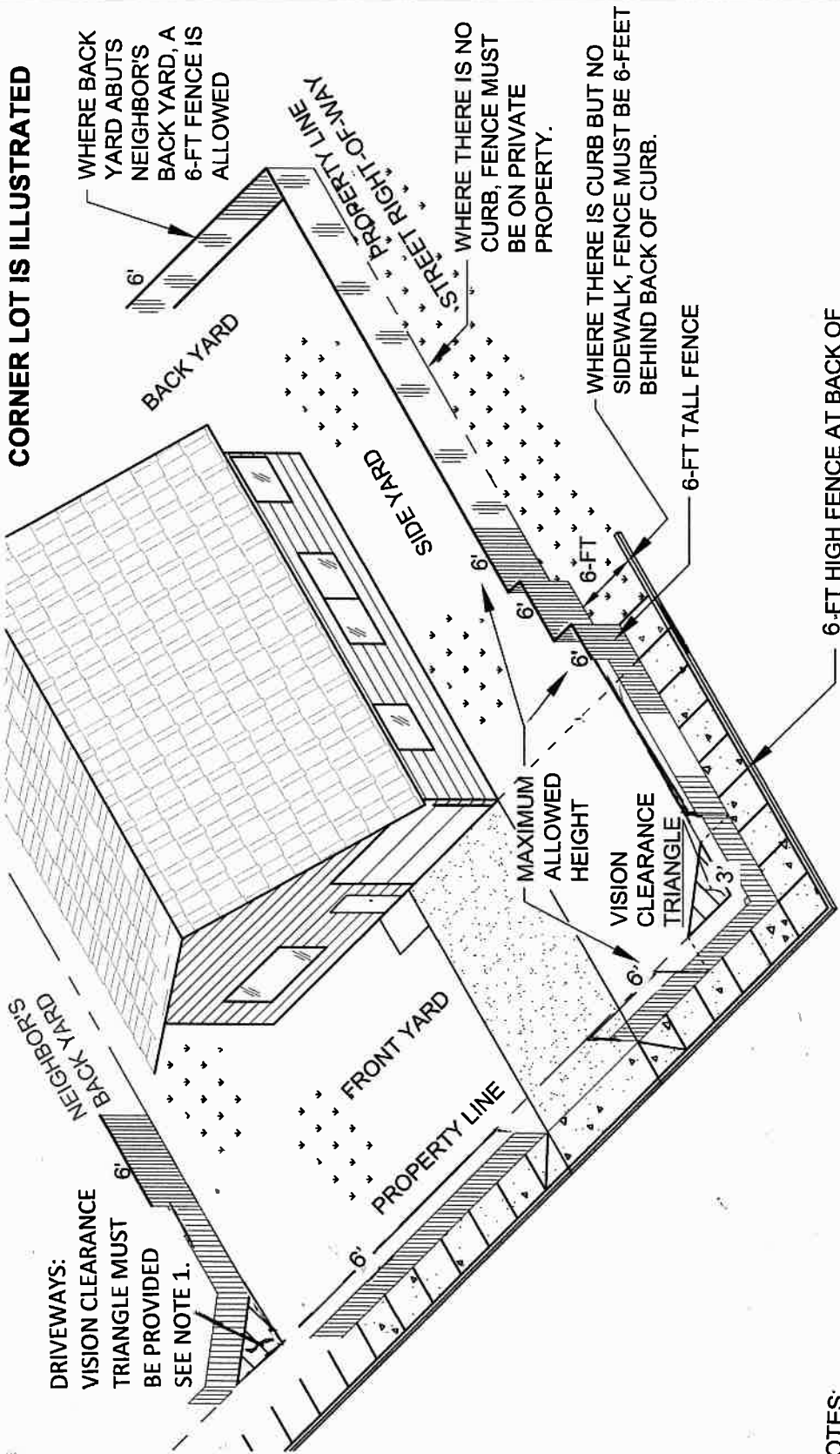
A. A clear vision area shall consist of a triangular area, two sides of which are lot lines measured from the corner intersection of the street lot lines for a distance specified in this regulation, and the third side of which is a line across the corner of the lot joining the non-intersecting ends of the other two sides. Where the lot lines have rounded corners, the lot lines shall be extended in a straight line to a point of intersection and so measured.

B. A clear vision area shall contain no plantings, fences, walls, structures or temporary or permanent obstruction exceeding three feet in height, measured from the top of the curb or, where no curb exists, from the established street center line grade. Trees exceeding this height may be located in this area, provided all branches or foliage are removed to a height of eight feet above grade. [Ord. P10-21 § 6.080, 1997.]

LMC 18.35.070 Standards Applicable to Site Plan Review Applications

A. Buffer. A buffer shall be provided on each side of a property which abuts a lot which is within a SFR or MFR zone. The buffer shall be a minimum of five feet in width. The buffer shall contain a continuous fence or wall a minimum of five feet in height, supplemented with landscape planting, so as to effectively screen the property from adjoining residential properties. Buffers may not be used for buildings, parking or driveways, unless there is no other suitable location for a driveway. Buffers may be used for landscaping, sidewalks, paths or utility placement. B. Boundary Fences. 1. Fencing will be allowed inside of a boundary planting screen; where it is necessary to protect the uses or activities covered by the application; and where it is necessary to protect the public from a dangerous condition. 2. Fences shall be maintained in a condition of reasonable repair and shall not have noticeable leaning, broken supports, missing sections, or be replaced or supplemented with weeds or noxious vegetation.

CORNER LOT IS ILLUSTRATED



DRIVEWAYS:
VISION CLEARANCE
TRIANGLE MUST
BE PROVIDED
SEE NOTE 1.

WHERE BACK
YARD ABUTS
NEIGHBOR'S
BACK YARD, A
6-FT FENCE IS
ALLOWED

WHERE THERE IS NO
CURB, FENCE MUST
BE ON PRIVATE
PROPERTY.

WHERE THERE IS CURB BUT NO
SIDEWALK, FENCE MUST BE 6-FEET
BEHIND BACK OF CURB.

6-FT HIGH FENCE AT BACK OF
SIDEWALK, OTHER THAN AT VISION
CLEARANCE TRIANGLE HEIGHT OF
3'-FT. SEE NOTE 1.

NOTES:

1. AT STREET CORNERS, FENCE HEIGHT IS LIMITED TO 3 FEET IN VISION CLEARANCE TRIANGLE AT PROPERTY CORNER.

