



## Residential Fences (Section 2.312.10)

### **RESIDENTIAL, PUBLIC AND SEMI-PUBLIC USES:**

Fences, walls and hedges may be located in any required yard or along the edge of any yard, subject to the maintenance of any vision clearance area identified in Section 2.312.09. Fences, walls and hedges shall not exceed a height of 4' within 10' of any property line adjacent to the street. A fence, wall or hedge that is placed in the rear yard or side yard may encroach within this 10' setback area but shall be placed no closer than 3' to the property line along a street (excluding alleys and access easements) and may exceed the 4' height restriction. A fence, or wall, may not exceed 8' in height and shall comply with all applicable building code requirements.

Fences or walls constructed of the following materials, including, but not limited to barbed wire, electric fencing, broken glass, wooden pallets, tarps, corrugated metal, and spikes shall generally be prohibited. Agricultural uses may utilize electric and barbed wire fencing.

An entrance wall or gate to a subdivision, planned unit development or other residential development shall be permitted provided the wall or gate does not exceed six feet in height nor violate provisions of the vision clearance area.

Structures including fences cannot be located within the vision clearance area (see Vision Clearance Flyer).

### **COMMERCIAL AND INDUSTRIAL USES:**

Fences, walls and hedges may be located in any required yard or along the edge of any yard, subject to the maintenance of clear-vision area. A fence or wall may not exceed 12' in height, and shall comply with all applicable building code requirements.

No electrical or barbed wire fencing shall be allowed, except for in the IG, AI, and CG zones provided that a proposed fence is not placed within 10' along either a public or private street; is screened from adjacent residential zones; and, does not include any concertina wire. In no event shall barbed wire be placed lower than 6' above finished ground level, except for fences constructed in connection with agricultural uses. Barbed wire fencing shall be angled inward.

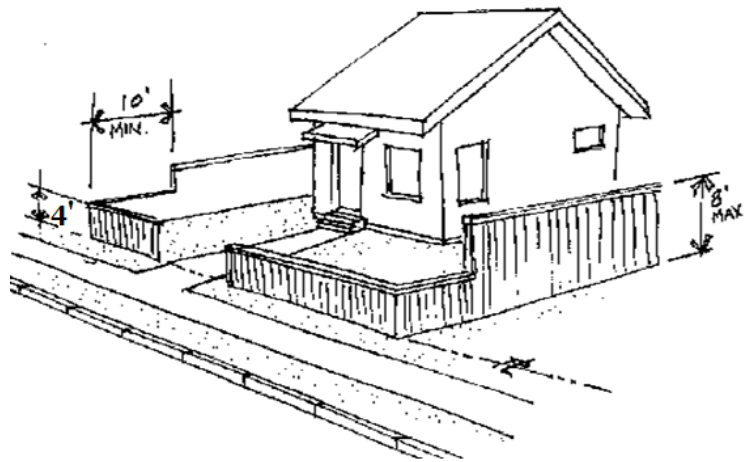
It is important not to locate the fence on your neighbor's property or in the public right-of-way. The front property line may or may not be located at the back of the curb or the back of the existing sidewalk adjoining the street. The property owner installing the fence is responsible for determining the location of property lines. The Marion County Assessor's Office and the Marion County Surveyor's Office may have maps available, which may be of assistance in locating your property lines. If your property is not in a subdivision, you may need to refer to your deed, recorded surveys, or have a private surveyor locate the property lines.

**HOW DO I MEASURE THE FENCE HEIGHT?**

The height of a fence will be taken from the average elevation of the finished grade to the highest point of the fence. The exception is when measuring for vision clearance (see Vision Clearance Flyer).

**WHAT PERMITS DO I NEED?**

A Building Permit is needed to construct a fence over 7' in height (8' for chain link). Fences exceeding 8' in height require a Building Permit AND a Variance approval from the Keizer Community Development Department. Oregon State Law requires that you call for utility locates 48 hours before excavating on your property (1-800-332-2344). If you have any further questions, please call the Keizer Community Development Department at (503) 856-3441.



Height Measurement for Vision Clearance Area is measured from the top of the curb or, where no curb exists, from the established street centerline grade.

