

Fences, Walls, & Hedges Design Guidance

Location

All fences, walls or hedges shall be erected entirely within the property lines of the property they are intended to serve.

Building permit required

A building permit shall be obtained prior to construction of any fence. The permit is to ensure compliance with all zoning ordinance standards and requirements (location, height, types of materials) as well as to ensure the structural integrity of the pilasters and foundation system which will be verified by plan review and site inspection.

The application for a permit must include plans identifying the location and height of the proposed fence or wall. If the fence or wall is constructed of masonry or concrete of any height or exceeds seven feet (7') in height, construction details showing horizontal and vertical reinforcement and foundation details shall be shown on the plans.

A building permit fee of \$35.00 is required pursuant to the consolidated fee schedule of Salt Lake City.

Construction of any fence in the following districts shall also comply with the additional fencing regulations found in the following subsections of this title:

- A** FP foothills protection district (21A.32.040I),
- B** Historic preservation overlay district (21A.34.020E), and
- C** Foothill residential FR-1, FR-2 and FR-3 districts (21A.24.010P).

Height restrictions

No fence, wall or hedge shall be erected in any front yard to a height in excess of four feet (4'). However, no such fence, wall or hedge shall be erected to a height in excess of three feet (3') if the fence, wall or hedge is within thirty feet (30') of the intersection of front property lines on any corner lot. No such fence, wall or hedge shall exceed 30 inches in height along driveways, or alleys where a ten (10) foot wide by ten (10) foot deep sight distance triangle shall be provided. Fences, walls or hedges may be erected in any required corner side yard, side yard or rear yard to a height not to exceed six feet (6'). Measuring the height of a fence shall be from the "established grade" of the site as defined in Salt Lake City Ordinance, Section 21A.62.040

Exceptions

Pillars shall be allowed to extend up to eighteen inches (18") above the allowable height of a fence or wall; provided, that the pillars shall have a maximum diameter or width of no more than eighteen inches (18"); and provided, that the pillars shall have a minimum spacing of no less than six feet (6'), measured face to face.

Encroachments

Encroachments into the site distance triangle for driveways and alleys as defined and illustrated below, may be approved by the zoning administrator. This regulation shall also apply to site distance triangles for alleys.

"Sight distance triangle" means a triangular area formed by a diagonal line connecting 2 points located on intersecting right of way lines (or a right of way line and the edge of a driveway). For both residential driveways and nonresidential driveways, the points shall be determined through the site plan review process by the development review team. The purpose of the sight distance triangle is to define an area in which vision obstructions are prohibited.

Barbed wire fences

- 1** Permitted Use: Barbed wire fencing is allowed as a permitted use in the AG, nonresidential uses as a special exception pursuant to Salt Lake City Ordinance, part V, Chapter 21A.52 of this title, in all zoning districts except for those listed above as permitted uses.
- 2** The Planning Commission may approve as a special exceptions, the placement of barbed wire fences, for security reasons, or for the keeping of animals around nonresidential properties, transformer stations, microwave stations, construction sites or other similar publicly necessary or dangerous sites, provided the requested fence is not in any residential district and is not on or near the property line of a lot which is occupied as a place of residence.
- 3** Location Requirements: Barbed wire fencing shall not be allowed in required front yard setbacks nor along frontages on streets defined as gateway streets in Salt Lake City's adopted urban design element master plan.
- 4** Special Design Regulations: No strand of barbed wire shall be permitted less than 6 feet high. No more than 3 strands of barbed wire are permitted. The barbed wire strands shall not slant outward from the fence more than 60° from a vertical line. No barbed wire strand shall project over public property. If the barbed wire proposed slants outward over adjoining private property the applicant must submit written consent from adjoining property owner agreeing to such a projection over the property line.
- 5** Special Exception Approval Standards: The Planning Commission may approve, as a special exception, the building permit for a barbed wire fence if the zoning administrator finds that the applicant has shown that the fence is reasonably necessary for security in that it protects people from dangerous sites and conditions such as transformer stations, microwave station or construction sites.

Razor wire fences

- 1** Special Exception: Razor wire fencing may be approved for nonresidential uses as a special exception pursuant to part V, chapter 21A.52 of Salt Lake City Ordinance, in the A, CG, D-2, M-1 and M-2 zoning districts. The board of adjustment may approve as a special exception the placement of razor wire fences, for security reasons, around commercial or industrial uses, transformer stations, microwave stations, or other similar public necessity or dangerous sites; provided, that the requested fence is not on the property line of a lot which is occupied as a place of residence.
- 2** Location Requirements: Razor wire fencing shall not be allowed in required front or corner side yard setback.
- 3** Special Design Regulations: No strand of razor wire shall be permitted on a fence that is less than seven feet (7') high. Razor wire coils shall not exceed eighteen inches (18") in diameter and must slant inward from the fence to which the razor wire is being attached.
- 4** Special Exception Approved Standards: The board of adjustment may approve razor wire fencing if the board finds that the applicant has shown that razor wire is necessary for the security of the property in question.