

# Residential Fences, Walls and Hedges

## Design Guidance

Updated Jan - 2022

Regulations for fences, walls and hedges are in place to balance privacy concerns/individual site design and public concerns for enhancement of community appearance (streetscape and character of neighborhoods). It also ensures adequate light, air and public safety.

**A building permit is required prior to construction of any fence\* or wall\*. The permit is to ensure compliance with zoning requirements (location, height, type of materials) as well as to ensure the structural safety, which is verified by plan review and site inspection.**

\*A Certificate of Appropriateness is required for properties in a Local Historic District. Planning Division: 801-535-7700.

### Application

The permit application must include plans identifying the location and height of the proposed fence or wall. A site plan example is available at <http://www.slcdocs.com/building/b-site-plan.pdf>.

**Streamlining:** Projects for residential fences up to 6' in height on properties located outside of the foothills and historic districts (listed below) may qualify for no plan review for faster approval. In this process, a permit is issued right after an application is made as long as the applicant acknowledges that they will follow all the applicable standards. No plan review is performed. Once the project is completed, the applicant is responsible for scheduling inspection to have compliance verified.

All other fence and wall projects must receive plan review.

Projects for fences or walls exceeding 7' in height, when allowed, or projects for fences or walls constructed of masonry or concrete must include construction plans showing horizontal and vertical reinforcements and foundation details.

### Location and height requirements:

#### Property Lines

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

#### Corner, Side and Rear of the house

Fences, walls and hedges located at or behind the primary facade of the house are allowed up to 6' in height.

#### Front of the house

Fences, walls and hedges must not exceed 4' in height when located between the front property line and the front building line of the house containing the primary entrance.

The height of fences, walls and hedges is measured from the finished grade of the property it serves.

### Regulations

Construction of such structures must follow the standards in 21A.40.120. Additional regulations apply when the property is located in:

- A. FR-1, FR-2 and FR-3 Foothills Residential districts (21A.24.010.P).
- B. FP Foothills Protection district (21A.32.040.I).
- C. Historic Preservation overlay district (21A.34.020.E).

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801-535-6000



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### Materials

Fences and walls shall be made of high quality, durable materials. Scrap materials and materials not typically used or designated/manufactured for fencing are not allowed.

### Additional Fence Height Allowed

- Adjacent to nonresidential zoning districts: Fences, walls, or hedges in the FR, SR, and R-1 zoning districts adjacent to nonresidential zoning districts may be allowed up to 8'. This exception only applies where the lot abuts the nonresidential district. It does not apply to corner side yards or front yards.
- Around recreation equipment: Fences or walls constructed around private game courts, swimming pools, or other similar recreation equipment that are compliant with setbacks may be allowed up to 10' in height when the fence or wall is at least 80% transparent above a height of 6'.

### Height of pillars

Pillars for fences or walls are allowed to extend up to 18" above the maximum height, provided the diameter/width of such pillars does not exceed 18" and that such pillars have a minimum spacing of 6', measured face to face.

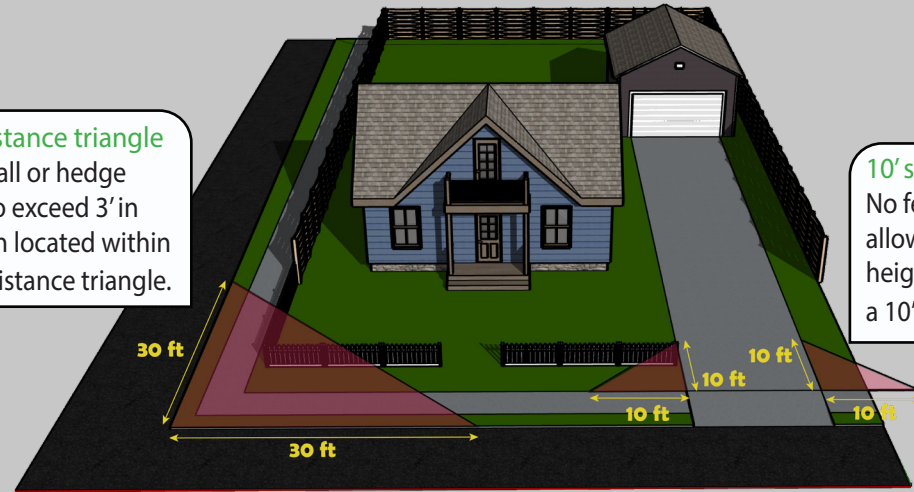
### Gates and Arches

Gates crossing driveways must be setback at least 17'6" from the edge of the sidewalk (or property line when a sidewalk does not exist), and swing inward to the property or roll to the side as to not impact a vehicular staging area.

The height of gates shall conform to the maximum fence height. Decorative elements may extend up to 1' above the maximum fence height. A maximum of 2 arches or trellises measuring up to 12' in height and 5' in width are allowed over a gate if integrated into the fence/gate design.

### Location and height requirements:

**30' sight distance triangle**  
No fence, wall or hedge is allowed to exceed 3' in height when located within a 30' sight distance triangle.



**10' sight distance triangle**  
No fence, wall or hedge is allowed to exceed 30" in height when located within a 10' sight distance triangle.

See through fences that are at least 50% open are allowed in sight distance triangles up to 4' in height.

### Vision Clearance and Safety

Fences, walls and hedges must comply with Sight Distance Triangle requirements. Sight Distance Triangle are triangular areas formed by a diagonal line connecting two points which defines an area where vision obstructions are prohibited. These Sight Distance Triangles are measured as follow:

- Corner lots: Extending 30' from the intersecting line of each street face of curb, or edge of roadway where curbing is not provided.
- Passenger vehicle and light truck driveways crossing a sidewalk: Extending 10' from each intersecting edge of the driveway and back edge of the sidewalk.

**Additional information regarding fences, walls and hedges, including images that illustrate the requirements, can be found in section 21A.40.120 of the zoning ordinance. See [www.slcc.gov/planning/zoning](http://www.slcc.gov/planning/zoning).**

**More information on how to apply for a permit and schedule inspections is available at [www.slcc.gov/buildingservices](http://www.slcc.gov/buildingservices).**

