INFORMATIONAL BULLETIN

Effective: 5/1/89
Revised: 5/1/90
Approved:

WALL AND FENCE REQUIREMENTS

PURPOSE: Clarify Fence Heights for Residential and Commercial

REFERENCE: City of Irvine Ordinance Sec. V.E-302.1

V.E.-302.1. WALLS AND FENCES

A. APPLICABILITY: These regulations apply to all walls and fences. Conformance with these requirements will be determined in accordance with the procedures for review of wall, streetscape, and park plans in Section VE.-811 and/or any other required permits and reviews.

B. WALL AND FENCE REQUIREMENTS:

1. Wall and fence heights: The maximum heights for fences or walls are listed below. Exceptions may be requested through the administrative relief procedures in Section V.E-812. No wall or fence shall obstruct visibility for access.

   a. Residential and institutional uses:

      (1) Front: Fences and walls in the front setback area shall be no higher than two and one-half (2-1/2) feet above grade at the property line. The fence or wall may be one (1) foot higher for every three (3) feet the fence or wall is set back from the property line, up to a maximum of six (6) feet above grade.

      (2) Streetside: Fences and walls in the streetside setback area shall meet the requirements in Section V.E-302,3A1a (above) unless there is no vehicular access (driveway) from the street side. In this case, the height of the fence or wall may be six (6) feet above grade at the property line.

      (3) Other fences and walls in areas other than the front and streetside areas shall be no higher than six (6) feet above grade.

b. Industrial uses:

(1) Front and streetside: Fences and walls in the front setback and streetside setback areas shall be no higher than three and one-half (3-1/2) feet above grade. However, security fencing may be approved through the administrative relief procedures (Section V.E-812) if there is a demonstrated need for security. The maximum height of this fencing shall be six (6) feet above grade. The fence shall be constructed of wrought iron or similar materials and shall transmit a minimum of ninety (90) percent light. The fence shall not obstruct views of landscaping nor create a visibility problem for motorists.

(2) Other: Fences and walls shall be no higher than twelve (12) feet above grade in all areas except the front setback and street side setback areas.

c. All other uses:

(1) Front: Fences and walls shall be no higher than three and one-half (3-1/2) feet above grade in the front setback area.

(2) Streetside: Fences and walls shall be no higher than three and one-half (3-1/2) feet above grade in the streetside setback area. If there is no vehicular access from the streetside setback area, the fence or wall may be seven (7) feet above grade at the property line.

(3) Other: Fences and walls shall be no higher than seven (7) feet above grade in all areas except the front and streetside setback areas.

2. Exceptions to wall and fence heights:

a. If a retaining wall is combined with a fence or wall, the total combined height may reach a maximum of ten (10) feet above grade along the streetside or rear property lines.

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b. The maximum height of a fence or wall shall be two and one-half (2-1/2) feet above grade within the sight triangle of any street intersection.

3. Wall and fence design:

a. Materials, colors, texture and alignment of walls shall be varied to relieve visual monotony.

b. Prohibited materials: Barbed wire, wire, electrically charged fences, plain exposed concrete block, plastic materials, chain link and grapestake are prohibited. Chain link may be used in industrial areas where not visible from any streets if battens are used.