

Where Am I Allowed to Install Fencing or Walls?

- On/along your property lines or inside your property. If property lines are not clearly marked, a surveyor should be hired to determine and mark property lines.
- Easements: Fencing may be in, or cross, easements. However, property owners should be aware that easements on their property that require access might demand the removal of fencing in the easement (e.g., in case of an emergency repair to a utility line in the easement).

What Are the Effects of Our Community's Zoning Related Development Agreement Rules on Fencing?

- Development Agreements are private land use contracts entered into by the City and a developer. Fencing regulations established in such Agreements establish the standard for what fencing is allowed in the land area regulated by them.

Which Fence Materials Am I Allowed to Use Around My Residential Property?

- Wood (e.g., cedar boards), vinyl, and/or solid walls [made of decorative concrete or masonry (including brick)], wrought iron (either real or imitated), composite material (e.g., Simtek or like products), black painted hog wire.
- If a hog wire residential fence is installed, it must be black and have top and bottom rails and substantial posts/columns with the wire comprising no more than 80% of the fence.
- Fences shall be constructed such that no more than two materials (i.e., wood or vinyl, etc.) are used throughout and its color(s), pattern, and composition are consistent, save for posts or support columns which may be of different composition or style.
- Along certain busier roads (termed as “collectors” or “arterials” by the City, walls or composite fencing may be required as noted hereafter – contact our office for details.

Non-Permissible Material Types

- Chain-link, wire, razor, chain fencing, gabion basket fencing, and/or electric (except as allowed per standards hereafter). Also, fences comprised of, or containing, sheet metal, OSB, and nontraditional materials/items such as signs, rugs, cardboard, Styrofoam, etc.
- There are certain exceptions within city code. Please contact our office for details.

How do I Find My Property Lines and Easements? Does the City Do That for Me?

- While the City does not provide this service, residents can contact the city for rough measurements of their property. Otherwise, a professional surveyor can be hired to find property lines.

Always Contact Blue Stakes Prior to Installing a Fence!

What Effects Do Covenants, Conditions and Restrictions (CCRs) Have on Fencing?

- Different subdivisions might have covenants that specify fencing permitted in that neighborhood. The City does not enforce such requirements. Fencing must comply with the strictest standards between City and HOA rules.

Are There Any Exceptions to These Restrictions?

- Livestock Animal Enclosures: Barbed wire or wire fences (including electric lines) may be used to create animal enclosures. In such cases, the fence shall not exceed six feet in height and may only be used within/alongside of rear yard areas.
- Electric Fences and Sport court or Golf Course Protection Screening: Please contact our office for details.

Information About Privacy Screens

- Privacy screens that serve as view curtains/buffers to neighboring properties, etc. shall be allowed provided that:

a) They are treated as accessory structures (must follow height and setback rules for accessory structures, and must be kept out of any and all easements) and,

b) If kept under 7' in height, do not require a building permit.

What Fence Heights are Allowed in the City?

- Fencing in/along Front Yards (Anything in Front of the Front Wall Plane of a House): 4' or less
- Fencing in/along Side Yards/Wings: 6' or less
- Fencing in/along Rear Yards (Anything Behind the Rear Wall Plane of a House): 6' or less

What About Fencing Atop Features Like Berms, Retaining Walls, etc.?

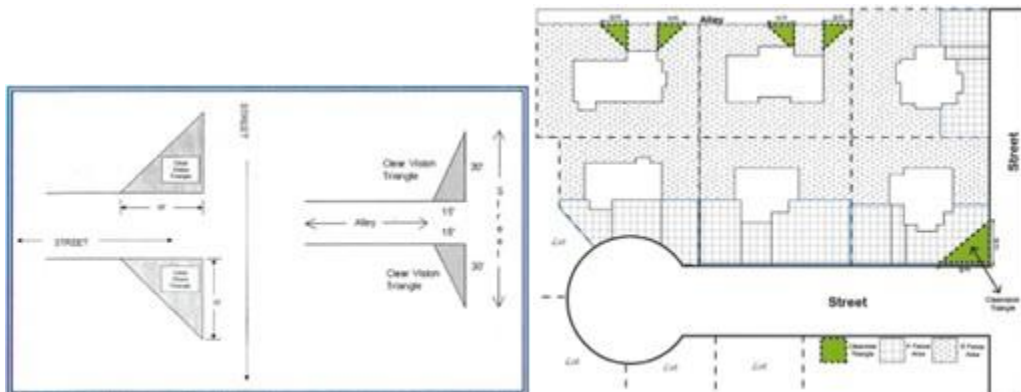
- When on berms, retaining walls or similar features, fencing is restricted in height such that the fencing and berm or wall etc. underneath, taken together, may not exceed fence height limitations.

Clear Vision Triangles What Are They and How do Clear Vision Triangle(s) Affect Fencing?

Clear lines of sight shall be provided at intersections by delineating triangular areas adjacent to all intersections, within which no: parking, building, structures, berming, or landscaping over three feet in height above the street shall be permitted.

Clear vision triangles may not be required if an approved non-sight-obscuring fence is used. The size of the clear vision triangle shall be as follows:

- At the intersection of local streets, the triangle shall be defined by drawing a line between two points that are 30 feet from the intersection.
- Alleys or driveways and local streets shall have a triangle defined by drawing a line between two points that are 15 feet from the intersection along lot lines and 30 feet on the street side.
- Larger clear vision triangles may be required by the City Engineer where local streets enter arterial streets, major collector streets or parkways.



Regarding Retaining Walls

- Retaining walls over 4' in height (top of wall to top of earth on the non-bearing side of the wall) must obtain a building permit which must be accompanied by structural engineering calculations, etc. as required by the Building Department. There are

additional standards for “formal” and “informal” retaining walls – see Eagle Mountain Municipal Code § 17.60.130.

- Retaining walls may NOT be installed over a public utility easement.

What Kind of Screening is Required Along Arterials and Collector Roads?

- New or replacement fences must be walls not less than 6’ in height, which have consistent material and color, and are made of stone, masonry, or decorative concrete. In cases where this requirement does not fit a situation (for example, new or replacement fencing along the Ranches Parkway is to be wooden and colored “Monterey Gray”), property owners should contact our office to discuss options and/or requirements.

Other Guidelines

- Alley Fencing: Fencing along alleys or residential service drives may be no higher than 6 feet in rear yards and 4 feet in front yards and must follow clear vision triangle regulations.
- Fire Hydrants and Utility Boxes: Fire hydrants and utility boxes should not be fenced into a yard. A 3-foot clear space shall be maintained around the circumference of all fire hydrants and utility boxes, even if they are not visible above ground.
- Meters: Fencing shall not obstruct access to gas and electric meters. Per 15.70.020 of Eagle Mountain Municipal code all meters shall be installed in front of fencing.