



NOTE:

FENCES FOUR FEET OR LESS IN HEIGHT, WHICH ARE AT LEAST 50% TRANSPARENT, MAY BE ALLOWED UP TO THE FRONT PROPERTY LINE OR, IF A SIDEWALK EXISTS, UP TO THE SIDEWALK. NO SOLID FENCE OVER THREE FEET IN HEIGHT SHALL BE ALLOWED CLOSER THAN 20 FEET TO THE FRONT PROPERTY LINE. A 20-FOOT SETBACK FROM THE FRONT PROPERTY LINE SHALL BE MAINTAINED FOR FENCES OVER FOUR FEET IN HEIGHT WITH A MAXIMUM HEIGHT OF SIX FEET

FENCES FOUR FEET OR LESS IN HEIGHT, WHICH ARE AT LEAST 50% TRANSPARENT, MAY BE ALLOWED IN THE CLEAR VIEW AREA. NO SOLID FENCE OVER THREE FEET IN HEIGHT SHALL BE ALLOWED IN THE CLEAR VIEW AREA. SIDE YARDS OF CORNER LOTS MAY HAVE A SIX-FOOT TALL SOLID FENCE, PROVIDED CLEAR VIEW AREAS ARE MAINTAINED.

WHEN A FIRE HYDRANT IS LOCATED ON OR NEAR A PROPERTY LINE, IT SHALL BE GIVEN A CLEAR BUFFER AREA AROUND THE HYDRANT OF AT LEAST THREE FEET IN ORDER TO PROMOTE EASY ACCESS TO THE PLUG FOR FIRE PROTECTION.

-  SIX FOOT FENCING - MAXIMUM HEIGHT ALLOWED
-  FOUR FOOT OPEN-TYPE FENCING OR THREE FOOT SOLID FENCING

FENCING STANDARDS

7-2-114. FENCES.

- (1) A six-foot Fence may be constructed on or within property lines, as shown on the official plats maintained in the Office of the Salt Lake County Recorder, in Side and Rear Yards. This shall include Side Yards of Corner Lots. Permitted residential fencing materials are limited to vinyl, masonry, wrought iron style (metal), wood, hedges and chain-link. Metal panels, barbed or razor wire, and livestock Fences are expressly prohibited in Residential Zones. Livestock fencing is permitted only in an Agricultural Zone or for the containment of Animals in association with an approved residential Nonconforming Use of Animals.
- (2) In Front Yards, a 20-foot setback from the front property line shall be maintained for Fences over four feet in height. Fences four feet or less in height which are at least 50 percent transparent are allowed up to the front property line or, if a Sidewalk exists, up to the Sidewalk. No solid Fence over three feet in height shall be allowed closer than 20 feet to the front property line.
- (3) Residential properties along Major or Minor Arterials shall adhere to either of the following regulations:
 - a. Hedges shall be permitted up to the property line that is adjacent to an Arterial Street or if a Sidewalk exists, up to the edge of the Sidewalk. Hedges shall exclude poisonous, noxious, thorn-bearing, and fruit-bearing plant materials. Hedges shall be limited to six feet in height. Hedges shall be trimmed and maintained and shall not be permitted to grow into the public Right-of-way, or
 - b. Fences or walls shall be no taller than six feet in height and shall be setback a minimum of ten feet from the front property line. The ten-foot front setback area between the public Right-of-way and the Fence or wall shall be maintained with Landscaping that contains a minimum of 50 percent live plant material and shall be kept weed free.
- (4) Fence Height. Where there is a difference in the Grade of the properties on either side of a Fence or wall, the height of the Fence or wall shall be measured from the average Grade of the higher property. Average Grade shall be established based on elevations of finish Grade within 5 feet of the proposed Fence line. When a retaining wall exists at the property line, Fence height may be measured from the higher side of the wall. A Sound Wall may exceed the height standards when constructed next to a Major Arterial Street or Freeway. In the M zone, barbed wire atop a Fence constructed in compliance with all applicable ordinances shall not count toward Fence height.
- (5) When requested, the Zoning Administrator may grant a waiver or modification of any height requirements of this Section upon finding that the waiver or modification will not circumvent the intent of the requirements.
- (6) All Fences shall be maintained in good condition, at all times, by the Owner or occupant of the property. Fence maintenance shall meet the following standards:
 - a. The Fence must be free of damage, breaks or missing components or parts.
 - b. Areas of the Fence that are leaning more than 20 degrees from vertical, buckling, sagging or deteriorating must be repaired or replaced with materials and color similar to its original construction.
 - c. The area at the base must be kept free of debris and neatly trimmed.
 - d. Where fencing has been previously painted and there are areas of chipping, peeling, scaling or missing paint equal to or greater than 20% of the Fence surface, then the surface must be repainted or stripped of all paint.
 - e. Wrought iron style (metal) Fences shall be treated in a manner to prevent rust.