

## CHAPTER 30: ZONING

### 30-44. FENCING

#### Sections:

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#### 30-44.1. PURPOSE.

These regulations establish standards for fences that:

- a. Provide for the separation of land uses and ensure that they are screened from public view.
- b. Provide for the delineation of property lines.
- c. Enhance the security and private enjoyment of property.
- d. Improve the aesthetic appearance of the City.

#### 30-44.2. GENERAL REGULATIONS.

- a. Applicability. These regulations apply to all fences, walls, hedges, gates or any other structures that are designed to separate or enclose property or screen activities, materials or equipment from view.
- b. Fence Maintenance. Every fence, including temporary fences, shall be properly maintained and kept in good repair.
  - 1. Fences shall be physically safe and stable and shall not constitute a dangerous structure as defined in subsection 14-3.2 of the Compton Municipal Code.
  - 2. Defective parts shall be replaced and cracks, holes and broken surfaces repaired. Gates, hinges and locks shall be maintained in working order.
  - 3. Fences shall be kept clean, neatly painted and free from graffiti, termites, rust, corrosion, holes, or other unsightly conditions.
- c. Preexisting Fencing. Fences and gates that were constructed prior to adoption of this section shall be regulated as follows:
  - 1. Preexisting fences and gates may be continued, without upgrade, provided they conform to the following standards:
    - (a) They are physically stable, meet minimum standards for safe construction and do not constitute a dangerous structure as defined by subsection 14-3.2 of the Compton Municipal Code.

- (b) They were constructed of recognized fencing materials such as chain link, wrought iron, wood panels or planks which are painted or treated for weather resistance, masonry or enameled steel.
  - (c) They are in good condition and conform to the standards for safety, maintenance and repair contained in this section.
  - (d) They do not exceed five feet in height within a residential front yard or eight feet in height within a residential rear or side yard.
  - (e) Residential rear yard fences and gates which abut a public right-of-way are constructed so they successfully screen the rear yard and all visible outside storage from public view.
  - (f) Fences and gates that separate a commercial or manufacturing zone from a residential zone are constructed of solid wood or masonry and are no less than six feet in height.
  - (g) Fences and gates used to enclose storage of material or equipment are solid and successfully screen all visible outside storage from public view.
  - (h) Gates do not open over or encroach upon public rights-of-way.
2. Preexisting fencing must be replaced with fencing which conforms to this section when:
    - (a) The fence has deteriorated to the point that 25% of the fence must be repaired or replaced.
    - (b) The property where the fence is located initiates rehabilitation or renovation the cost of which exceeds 25% of fair market value.
    - (c) The buildings occupying the property where the fence is located are expanded by 25% or more of gross floor area.
  3. Nothing in this subsection shall be construed to permit razor wire, concertina wire, cut glass, used or salvaged materials or other materials which were never permitted for use as fencing.
  4. Nothing in this subsection shall be construed to permit the use of barbed wire within residential or commercial zones.
- d. Architectural Review Board. The Architectural Review Board shall approve all fences and gates constructed along major or secondary highways. Rear yard fences for single-family homes are exempted from review except as required by the Planning Commission or an approved Corridor Improvement Plan.
  - e. Major Corridors. The Community Redevelopment Agency may require that existing fencing be upgraded in conjunction with an approved Corridor Improvement Plan.

### **30-44.3. FENCING STANDARDS.**

Table 30-44.A provides standards for fence height and construction for each land use. In addition to the information provided in the table, the following standards shall apply: a. Required Fencing.

1. A solid fence shall be provided in accordance with this section for:
  - (a) All residential rear yards.
  - (b) All property lines which separate a commercial or manufacturing zone from residential or mixed-use zones.

- (c) All areas, irrespective of zone, which contain outside storage or maintenance of vehicles, equipment, machinery or other goods and materials. Materials may not be stored higher than the height of the fence.
- 2. A solid, open or combination fence with a self-closing and locking gate shall be provided for any public or private swimming pool.
- b. Optional Fencing. A fence may be constructed along property lines where no fence is required provided it is constructed in accordance with this section.
- c. Open Fencing. An open or open work fence shall mean a fence which permits the free passage of light and in which the component solid portions are evenly divided and constitute not more than 50% of the total surface area of the face of the fence.
- d. Combination Fencing. A combination fence shall mean a fence with decorative pilasters and/ or a solid base no more than 50% the height of the fence.
- e. Gates. No gate shall swing out over a public right-of-way. All gates shall open parallel to the fence or swing open onto the property itself.
- f. Height Measurement.
  - 1. Fence height shall be measured from the finished grade (excluding berming or mounding) to the top of the fence.
  - 2. When a difference in grade exists on opposing sides of a rear or side yard fence, the height of the fence may be measured from the elevation of the higher grade provided the total height of the fence does not exceed the maximum fence height for the zone by more than two feet.
- g. Trash Enclosures. All trash from all multiple-family, commercial, mixed-use and manufacturing uses shall be kept in an enclosure of the type described in this paragraph.
  - 1. Trash enclosures must adequately accommodate all required trash/recyclable/organics bins/dumpsters/carts, as required by the City's waste contractor and must be ADA accessible. Trash enclosures must be designed to allow users to access required bins/dumpsters/carts without moving containers out the way or brushing against said containers. Bins/dumpsters must be accessed by users from the long side. Designs that block or partially block access from the long side will not be approve. There must be a minimum 36" aisle along the long side of the bin/dumpster.
  - 2. Location Standards. Trash enclosures may not be placed within any required front or street side building or landscaped setbacks. Additionally, trash enclosures should be located away from public view, behind street facing buildings and placed on the interior or rear of the property, to the extent possible. Landscaping around the trash enclosure walls with evergreen clinging vines or similar is highly encouraged to visually soften the trash enclosure and discourage graffiti.
  - 3. Design Standards.
    - a. Free-standing trash enclosures. Trash enclosure wall must be a minimum of 6-feet high and have decorative wall caps. Trash enclosures shall incorporate a raised decorative solid roof canopy to help improve stormwater quality, provide ventilation and to screen the enclosure from views from above. The roof canopy must be raised high enough as to no obstruct residents from fully opening the bin/dumpster lids. Corrugated or galvanized metal is prohibited as a trash enclosure roof material. Powder-coated metal roof panels in conjunction with a decorative canopy, may be used.
    - b. Built-In trash enclosures. Trash enclosures that are built within buildings/structures shall require the following: meet both Building and Fire Codes, meet the City's waste collector's pick-up vehicle

accessibility requirements, meet additional features for sanitation: fully enclosed room (including ceiling) within the parking garage/building, walls and floor constructed with a smooth finish that can be easily cleaned, interior lighting, mechanical ventilation, or with screened vent openings to the outdoors, as deemed appropriate by the Building Official, floor drain with proper drainage slope connected to the sanitary sewer and spigot with hose for cleaning,

4. The height of the enclosure walls shall be a minimum of six feet and shall be sufficient to conceal the contents of the enclosure, including all containers and have decorative wall. In no case shall trash enclosures measure less than eight feet by eight feet. Trash enclosures shall be bounded on three sides by walls constructed of concrete block (split-face or stucco over precision block) or or concrete tilt-up, material compatible in color, texture and appearance with the main structure. Provide interior curbs that are a minimum of 8" high and 6" wide along each wall will prevent damage to the interior walls. The curb must be high enough to stop the body of the dumpster, not the wheels.
5. Trash enclosures shall have a gated opening of sufficient width to permit the removal and replacement of trash bins and/or containers. The gate shall be constructed of an opaque material and shall be equipped with a latch or other device to ensure that the gate remains closed when not in use. Gates cannot encroach into the public right-of-way or into adjacent properties.
6. Trash bins and/or containers shall remain in the enclosure except during trash collection operations.
7. All trash enclosures shall be approved by the Architectural Review Board.
8. The Architectural Review Board may approve modified provisions for the storage of trash containers within manufacturing zones provided that the bins will be fully screened from the public right-of-way.
9. The Architectural Review Board may approve modified provisions for the screened storage of trash containers within commercial and residential zones where construction of a traditional trash enclosure would be physically impossible.

| Table 30-44.A<br>Fencing Standards                                                             |           |                                 |                     |
|------------------------------------------------------------------------------------------------|-----------|---------------------------------|---------------------|
| Standard                                                                                       | Status    | Height                          | Provision           |
| Residential Zones or Uses                                                                      |           |                                 |                     |
| Front Yards Abutting Residential Streets                                                       | Optional  | 0 feet Minimum – 5 feet Maximum | Open or Combination |
| Front Yards Abutting Nonresidential Streets and Major and Secondary Highways                   | Optional  | 0 feet Minimum – 6 feet Maximum | Open or Combination |
| Rear and Side Yards Abutting Residential Zones/Uses                                            | Required  | 5 feet Minimum – 7 feet Maximum | Solid               |
| Rear and Side Yards Abutting Public Rights-of-ways, Schools, Commercial or Manufacturing       | Required  | 5 feet Minimum – 8 feet Maximum | Solid               |
| Mixed-Use Zones or Uses                                                                        |           |                                 |                     |
| Front Yards                                                                                    | Optional  | 0 feet Minimum – 6 feet Maximum | Open or Combination |
| Side and Rear Yard Abutting Residential Zones or Uses or the subject site has residential uses | Required, | 6 feet Minimum – 8 feet Maximum | Solid               |

|                                                                   |          |                                                                             |                                                   |
|-------------------------------------------------------------------|----------|-----------------------------------------------------------------------------|---------------------------------------------------|
| Rear and Side Yards<br>Abutting Public Rights-of-<br>ways         | Optional | 0 feet Minimum – 7<br>feet Maximum                                          | Open, Solid or Combination                        |
| Commercial Zones or Uses                                          |          |                                                                             |                                                   |
| Front Yards                                                       | Optional | 0 feet Minimum – 6<br>feet Maximum                                          | Open or Combination                               |
| Rear and Side Yards<br>Abutting Residential or<br>Mixed-Use Zones | Required | 6 feet Minimum – 8<br>feet Maximum                                          | Solid                                             |
| Rear and Side Yards                                               | Optional | 0 feet Minimum – 8<br>feet Maximum                                          | Open, Solid or Combination                        |
| Manufacturing Zones or Uses                                       |          |                                                                             |                                                   |
| Front Yards                                                       | Optional | 0 feet Minimum – 8<br>feet Maximum                                          | Open, Solid or Combination                        |
| Rear and Side Yards<br>Abutting Residential or<br>Mixed-Use Zones | Required | 6 feet Minimum – 8<br>feet Maximum                                          | Solid                                             |
| Rear and Side Yards                                               | Optional | 0 feet Minimum –<br>12 feet Maximum                                         | Open, Solid or Combination                        |
| Outside Storage                                                   | Required | 6 feet Minimum –<br>12 feet Maximum;<br>Sufficient to screen<br>all storage | Solid                                             |
| Swimming Pools                                                    |          |                                                                             |                                                   |
| All Zones                                                         | Required | 6 feet Minimum – 8<br>feet Maximum                                          | Open, Solid or Combination – Self-closing<br>Gate |

#### 30-44.4. FENCING MATERIALS.

Standards for fencing materials shall be based on land use, irrespective of the zone in which the use is located. The following materials shall be permitted:

- a. White Picket Fences: White picket fences shall be allowed to enclose the front yard setback of any residential use in all zones, except where solid fencing is required to separate commercial or manufacturing zones from a residential zone and on vacant lots in residential and commercial zones. Picket fencing may be made of wood, polyvinyl or other approved material.
- b. Wrought Iron. Wrought iron fencing may be used for all fences enclosing required front yard setbacks in all zones. Front yard fences may include the use of decorative masonry pilasters and may contain a masonry base no more than 50% the fence height.
- c. Masonry. Masonry fencing shall be used in the following situations:
  1. On all property lines which separate a commercial or manufacturing zone from residential or mixed-use zones.
  2. On all property lines which separate a multiple-family residential zone from a single-family residential zone.
  3. On all rear and side yard property lines in all zones when adjacent to a major or secondary highway.
  4. On all rear and side yard property lines in new subdivisions.
- d. Wood. Wood panels or planks designed for fencing construction and painted or treated for weather resistance may be used on interior rear and side yard property lines in all zones when:

1. The property line is not adjacent to a major or secondary highway.
  2. The property line does not separate a commercial or manufacturing zone from a residential zone or a multiple-family residential zone from a single-family residential zone.
- e. Chain Link. Chain link fencing may be used in the following situations:
1. On interior commercial, manufacturing and institutional property lines which are not adjacent to a residential zone or visible from a public right-of-way.
  2. To enclose swimming pools which are not visible from a public right-of-way.
  3. To enclose vacant lots and construction sites.
  4. In combination with neutral colored slats to screen outdoor storage areas in manufacturing zones which are not visible from, or adjacent to, a public right-of-way.
- f. Alternate Materials. The Architectural Review Board may approve alternate fencing materials which are comparable in appearance, durability and screening capacity to those specified herein provided the alternate material will be compatible with fencing in the area. The Board shall maintain a list of approved alternate materials, which shall include, but not be limited to, split rail fences, enameled steel fences, hedges and other landscaping treatments.
- g. Barbed Wire. A maximum of three strands of barbed wire may be used along property line fences which do not abut residential zones within the M-L and M-G Zones.
- h. Prohibited Materials. (For exception, see subsection 30-20.5i of this Chapter.)
1. Corrugated metal, sheet metal, tin and similar materials.
  2. Chicken wire.
  3. Fiberglass products.
  4. Plywood, panel board or other wood products not designed for exterior fencing.
  5. Used and salvaged materials of any kind, including tires, railroad ties or doors.
  6. Electrified fencing.
  7. Razor wire, concertina wire or cut glass.
  8. Fabric or plastic sheeting.

#### **30-44.5. EXCEPTIONS.**

- a. Exemptions. The provisions of this section shall not apply to:
1. Fences required by any law or regulation of the City, the State of California, the Federal Government or agency thereof.
  2. Chain link fences enclosing school grounds.
  3. Public parks and playgrounds.
- b. Minor Modifications. In order to provide design review flexibility and implement the goals of the City's design policy, the Architectural Review Board may approve permits for minor modifications to the fencing standards as follows:

1. Fencing materials not specified on the approved materials list may be approved if comparable in appearance, durability and screening capacity to those materials on the list.
  2. Alternate fencing designs may be approved if compatible in design and appearance with adjacent fencing.
  3. Fence height adjustments, not to exceed two feet, along major corridors may be approved in order to bring property into conformance with adjacent properties.
  4. Fence height adjustments, not to exceed 1 1/2 feet, along residential property lines may be approved in order to bring property into conformance with the average fence height along neighboring properties within 150 feet of the proposed fence.
- c. Major Modifications. Specific land uses may justify significant modification of fencing standards. Such modifications shall require a variance in accordance with Section 30-27 of this Chapter.