



# HIGHLAND CITY FENCE HELP SHEET

Development Code 3-612

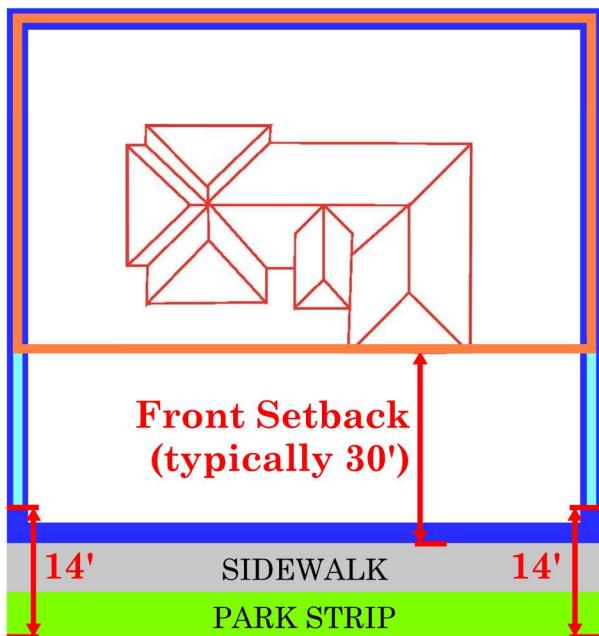
801.772.4506

planning@highlandut.gov

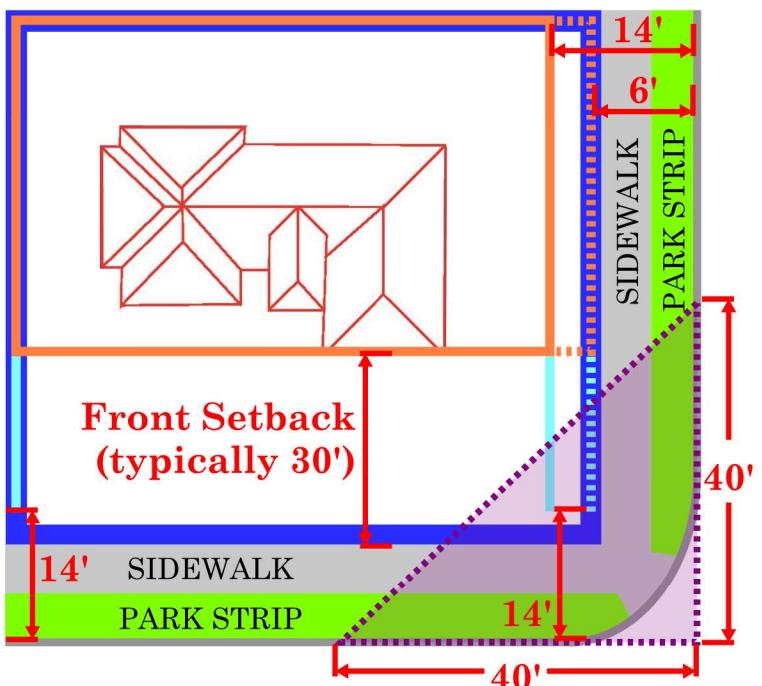
## KEY

- Property Line
- Sight Triangle (nothing over 3')
- 6-Foot Privacy or Open Fence
- 6-Foot Open-Style Only Fence
- 6-Foot Trail Fence (top 2' open)
- 3-Foot Privacy or Open Fence
- 3-Foot Open-Style Only Fence

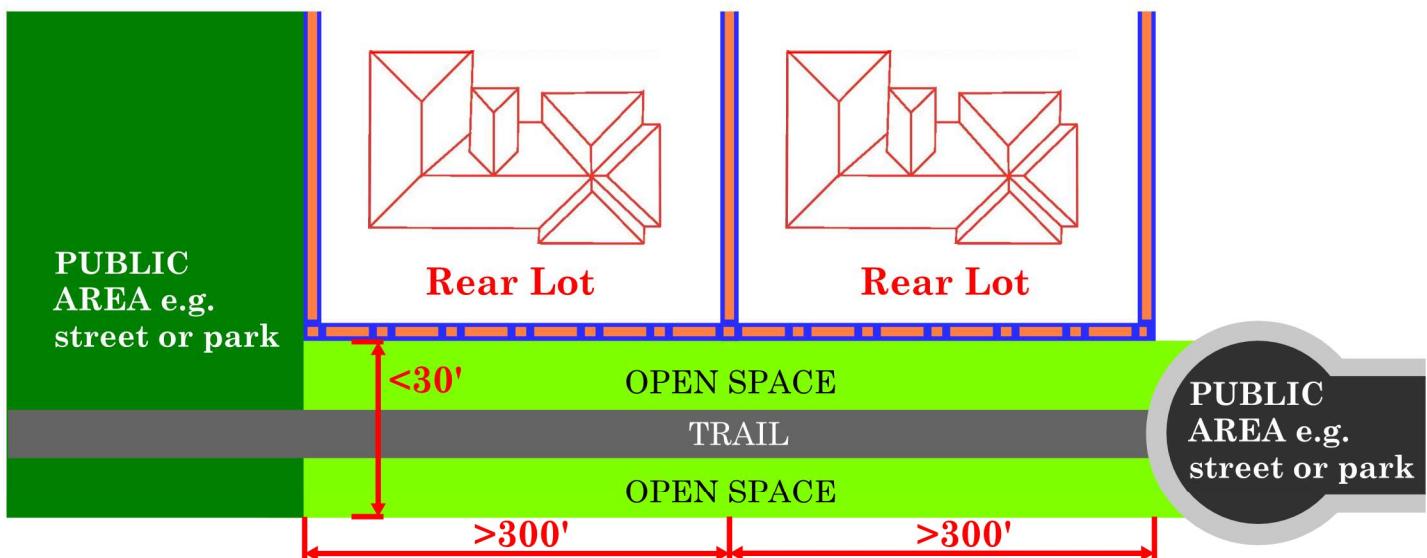
## TYPICAL LOT



## CORNER LOT



## LOTS ADJACENT TO TRAILS OR OPEN SPACE



Full privacy fencing adjacent to open space/trail corridors is permitted if (A) the corridor is 30'+ wide and visible from 2 public areas or (B) the corridor is under 30' wide and visible from a public area within 300'.



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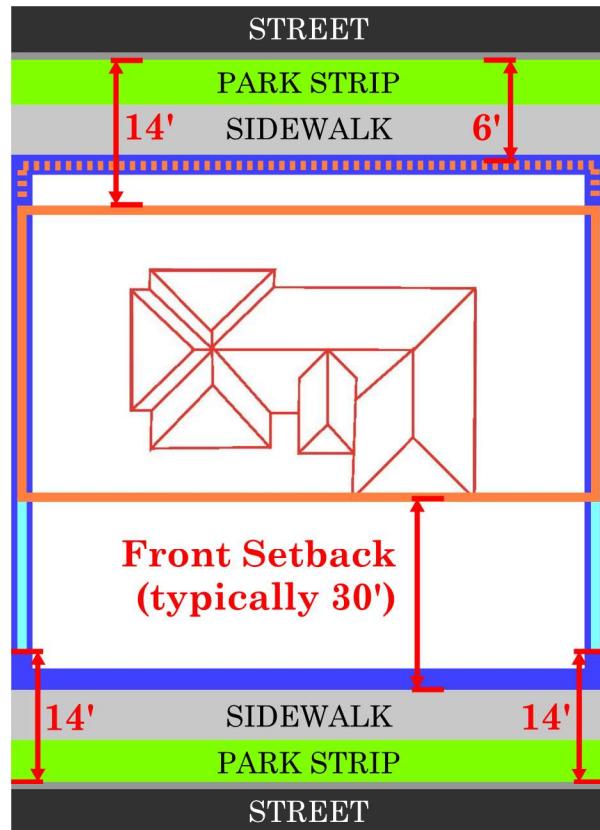
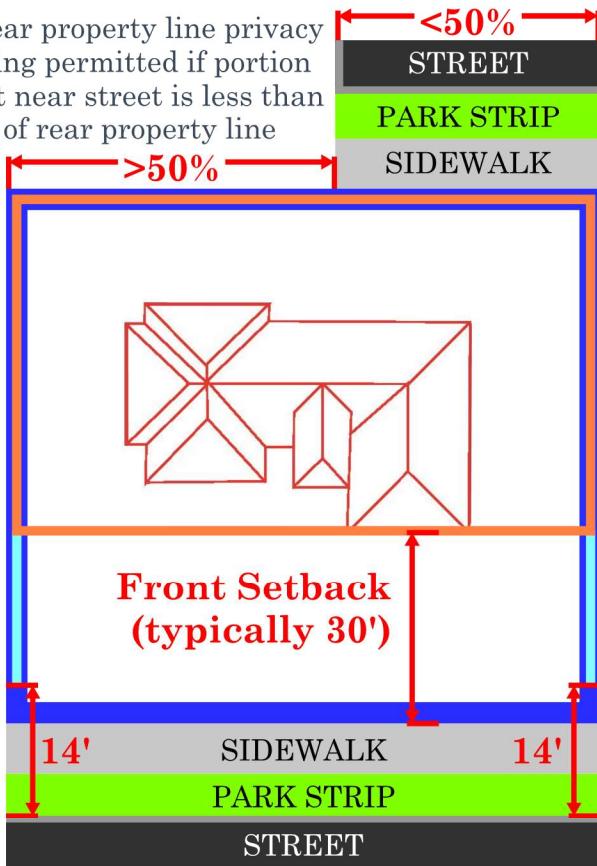
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## DOUBLE-FRONTED LOTS

\*\*Rear property line privacy fencing permitted if portion of lot near street is less than 50% of rear property line



### SETBACKS (fences 3' and higher)

Fences under 3' have no restrictions on location.

#### Residential:

Front: Front setback for main dwelling

Rear\*: 0' (property line)

Side\*: 0' (property line)

\*Setbacks if property abuts a street:

-Privacy\*\*: 14' from back of curb

-Open: Property line/6' from back of curb

\*\*Rear lot line privacy fencing permitted near street if the street abuts less than 50% of the rear lot.

**Commercial:** Contact planning department.

### FENCES NEAR ARTERIALS/PARKWAY DETAIL

Arterials: SR92, SR72, North County Blvd / 4800 W

Parkway: SR92, SR74, North County Blvd / 4800 W, 11800 N, 10400 N, Highland Blvd, Beacon Hill Blvd

All fences, regardless of height, must be least 30' back from any arterial right-of-way or as required by parkway detail. No fences permitted within parkway.

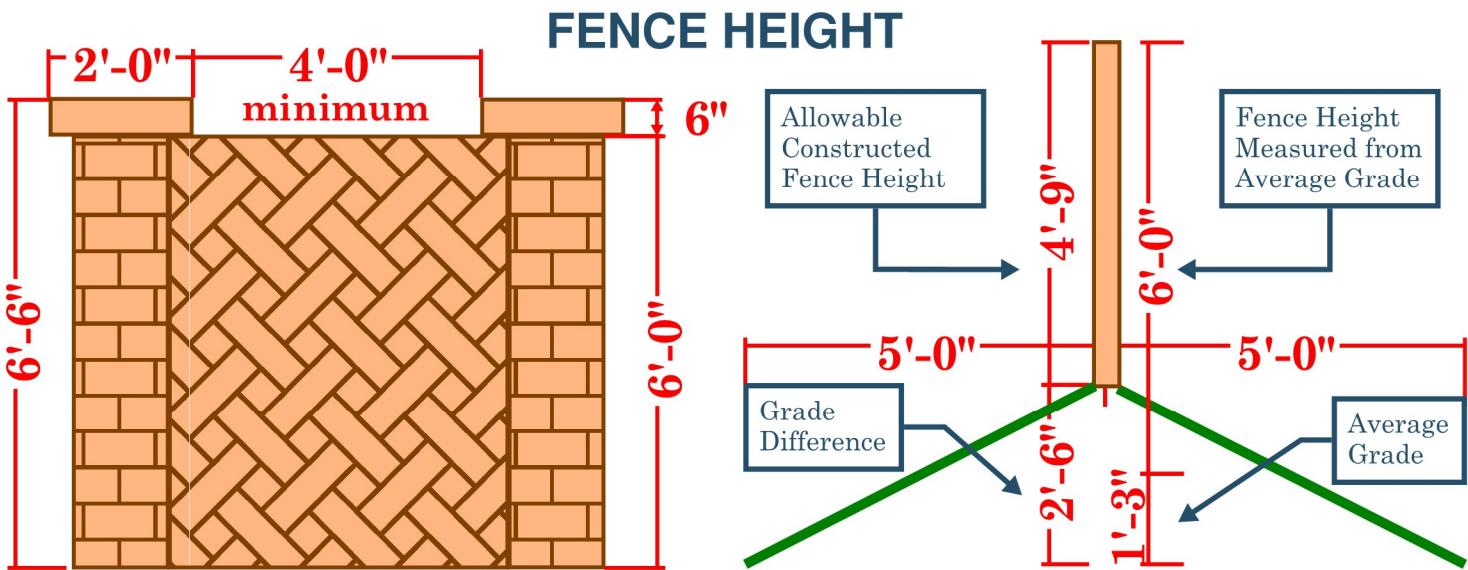
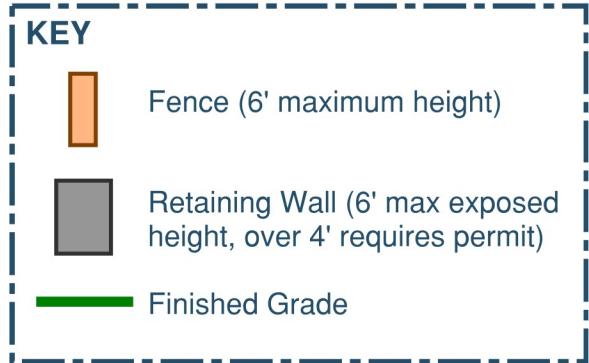
### FENCES NEAR TRAILS & OPEN SPACE

Fences adjacent to open space/trail corridors less than 30' wide and not open to public areas within 300' are limited to 4' high privacy fencing, with an additional 2' of open-style fencing allowed on top.



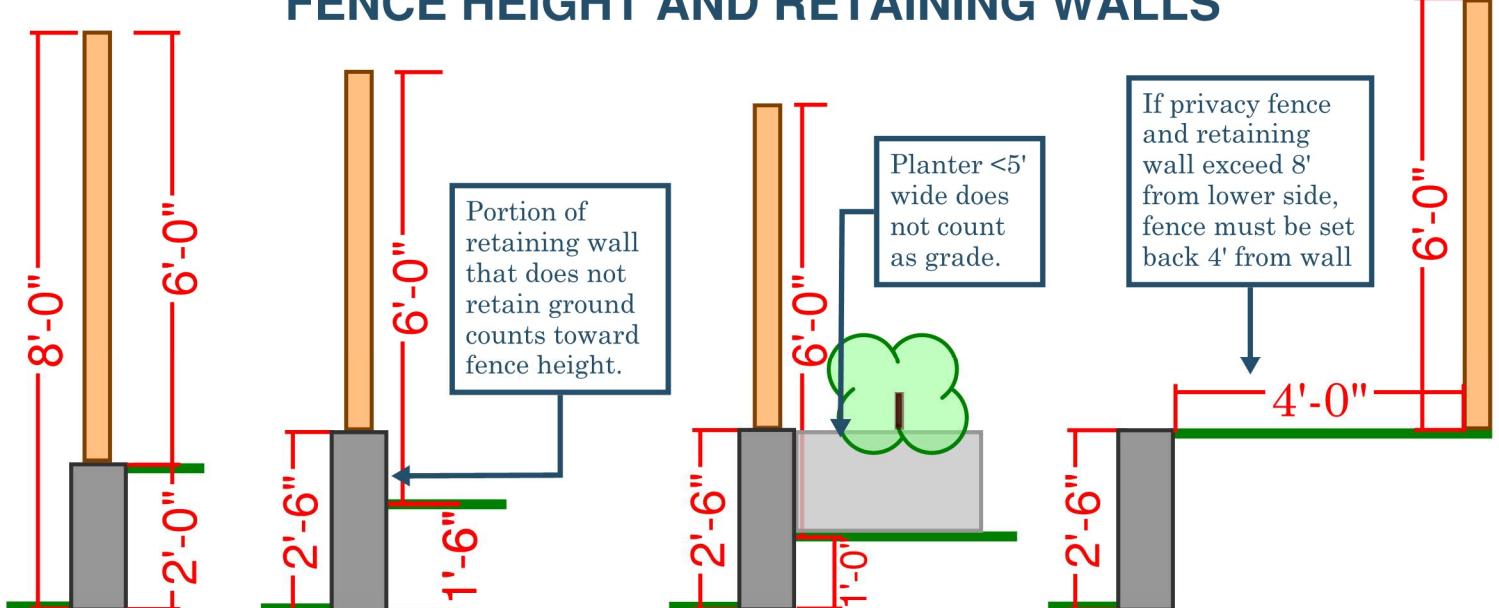
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Behind the front setback, fences may be 6' high, with up to 6" caps spaced 4' apart. Height is measured by average grade within 5' of the fence. Planters/surface improvements less than 5' wide do not count as grade. Side fences in the front setback 3' high are permitted up to 14' from curb except along arterials.

## FENCE HEIGHT AND RETAINING WALLS



Privacy fences on retaining walls are limited to combined height of 8' from lower grade, with fence not to exceed 6' from higher grade. If a privacy fence and retaining wall would exceed 8' height, fence must be set back 4' from the back of wall. Open-style fences (6' max height) permitted on retaining walls of any height.

Retaining walls may require separate building permit and are limited to 6' exposed height.

Wood:

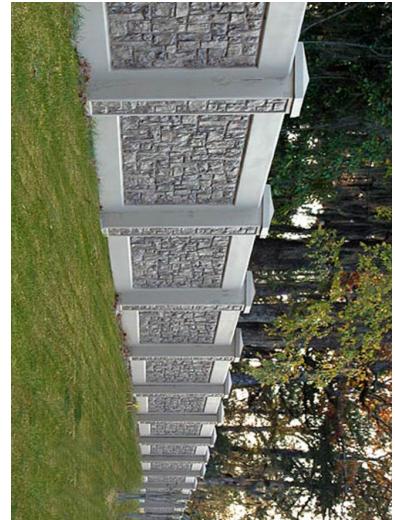


Vinyl:

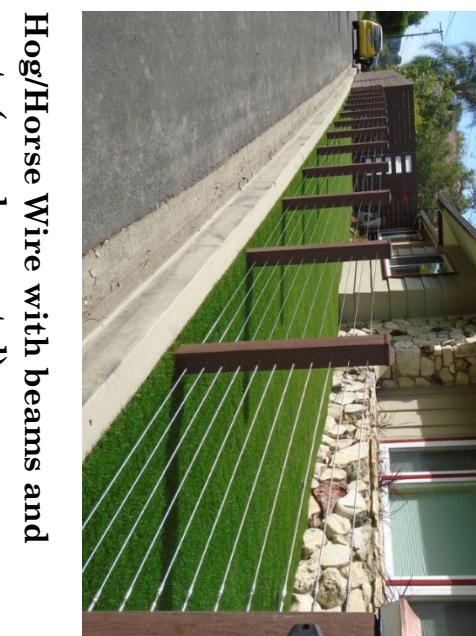


## PERMITTED MATERIALS

Precast Concrete or Concrete:



Gabion:



Steel Cable:

