

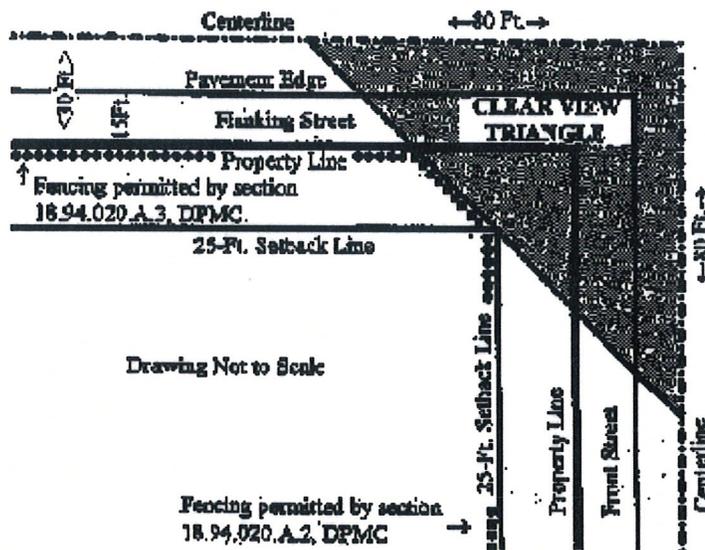
Chapter 18.94 CLEAR VIEW TRIANGLE AND FENCING

Sections:

- 18.94.010 Clear view triangle.
- 18.94.020 Fences and walls.
- 18.94.030 Enforcement.

18.94.010 Clear view triangle.

A "clear view triangle" constitutes an area of unobstructed sight distance for the traveling public at the intersection of two streets, which area can be determined by measuring 80 feet from the center of two intersecting streets along the centerline of each street, then connecting the two points with a straight line forming the hypotenuse of the "clear view triangle," as illustrated in the following diagram:



A "clear view triangle" shall be maintained at all corner lots, regardless of zoning classification. No building, wall, fencing, vehicle parking, nor any sight obstruction which constitutes a hazard to the traveling public as determined by the city council or its designee, shall be permitted on any corner lot within the area designated as the "clear view triangle." Trees within such "clear view triangle" shall have their branches removed from ground level to a minimum of seven feet above ground level, and shrubs within such "clear view triangle" shall be maintained at a maximum height of three feet above ground level. In cases where such "clear view triangle" will not provide adequate sight distance, the city council, or its designee, shall determine the required area needed to reduce hazards to the traveling public. (Ord. 825 § 4, 2005; Ord. 722 § 166, 1998)

18.94.020 Fences and walls.

For the purposes of this section, the terms "wall" and "hedge" shall be synonymous with the term "fence." The following maximum height limits shall apply to all property line fences:

- A. Front Street and Flanking Street Property Lines.
 1. Fences with a maximum height of 42 inches may be located along the front street property line outside the area encompassed by the "clear view triangle" as delineated in DPMC 18.94.010.
 2. Fences with a maximum height of 72 inches may be permitted along a front street, outside the area encompassed by the "clear view triangle" as delineated in DPMC 18.94.010, provided such fencing is located 25 feet or more behind the front street property line.
 3. Fences with a maximum height of 72 inches may be located along the flanking street property line, outside the area encompassed by the "clear view triangle" as delineated in DPMC 18.94.010, when the distance between the edge of the existing asphalt concrete pavement and the flanking street property line is in excess of 15 feet.
- B. Rear Property Lines. Fences with a maximum height of 72 inches may be located on a rear property line.
- C. Side Property Lines Abutting Interior Lot Lines. Fences with a maximum height of 72 inches may be located on an interior side property line behind the applicable front yard setback specified for the zone in which the property is located.

Within such front setback area, the height of any fence on an interior side property line shall not exceed 42 inches.

D. Interior Side Property Line of Corner Lots. Fences with a maximum height of 72 inches may be located on the interior side property line of a corner lot behind the applicable front yard setback specified for the zone in which the property is located. Within such front setback area, the height of any fence on an interior side property line shall not exceed 42 inches. (Ord. 722 § 166, 1998)

18.94.030 Enforcement.

It shall be the duty of the city council's designee to investigate any alleged violation of the provisions of this chapter and to file a report with the council on his or her findings thereon.

A. If, pursuant to the report of the city council's designee, the city council deems that any provisions of this chapter have been violated, the council shall order the owner or occupant of the property or agent thereof to correct the violation, by specifying, in writing, what steps must be taken to achieve compliance with the provisions of this chapter. The council shall cause a copy of the order to be sent to the owner, occupant, or agent by registered or certified mail. The owner, occupant or agent shall have a period of 10 days from the date of mailing to request a hearing before the city council to contest the terms of the order and/or the findings of the report made to the council. The owner, occupant or agent shall have a period of 14 days from the date of mailing to bring the property into compliance with the council's order when no request for hearing is filed.

B. In the event the owner, occupant, or agent fails to fully comply with the council's order within the time period specified in subsection A of this section, the council shall, without further notice, order the city council's designee or other individual to carry out the terms of the order and report to the council on the costs and expenses thereof.

C. Such costs and expenses, if approved by the city council, shall constitute a debt due to the city by the owner, occupant, or agent, and shall also constitute a lien upon the real estate upon which the violation existed, which lien shall be enforced by proper proceedings of law or in equity in a manner similar to the enforcement of mechanics liens. (Ord. 722 § 166, 1998)
