

Addendum 7: Fences, Hedges, Walls and Retaining Walls

Type I Minor Site Plan & Design Review

Changes to fences, hedges, walls and retaining walls must comply with OCMC Sections 17.54.100, 17.62.050.A.9, 17.62.050.A.21 and 10.32.

Additional Addendums must be completed in addition to this application.

1. Addendum 1: Exterior Façade, sections 1.1: Exterior, Building Materials and 1.2: Transparency and Modifications to Windows and/or Doors
2. Addendum 6: Pedestrian Circulation

7.1 General

This section is required to be completed for all fences, hedges, walls and retaining walls on commercial, industrial, institutional, mixed-use and multi-family developments.

The type I Site Plan and Design Review is only applicable for fences, hedges, walls and retaining walls further than 20 feet from the public right-of-way. Does it apply to this proposal? Yes No

What is the proposed structure?

Fence Hedge Wall Retaining Wall Other: _____

Distance between proposed fence and public right-of-way? _____

Will the fence be located between the building and the street? Yes No

Location: _____

7.2 Height of Fences, Hedges and Walls

Does the proposal include a fence, hedge or wall (excluding retaining wall)? Yes No – if no, proceed to next section.

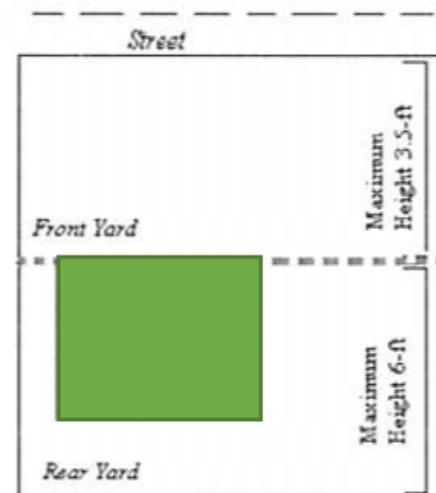
Note: Fence height is measured from the finished grade at any point on the fence.

The maximum height for fences, hedges, and walls in front of the front façade or within 40' of the public right-of-way (whichever is less) is 3.5 feet (42").

All other fences located next to or behind the forward most building may not exceed 6' in total height for residential properties with less than five units.

Fences located next to or behind the forward most building may not exceed eight feet (8') in total height for all other uses.

Note that individual plants and trees may be taller than 42" if there is at least 1' clearance between each plant.



Maximum Proposed Height in Front of the Front Façade or within 40' of the Right-of-Way (whichever is less): _____

Maximum Proposed Height: _____

Staff only: Standards met? Yes No Not Applicable Initial _____

7.3 Height of Retaining Walls

Does the proposal include a retaining wall? Yes No – proceed to next section.

The maximum height for fences, hedges, walls and retaining walls in front of the front façade of the forward most building or within 40' of the public right-of-way (whichever is less) is 42".

The maximum height for a retaining wall, or combination of a fence, hedge, wall and retaining wall located next to or behind the forward most building, or within more than forty feet of the right-of-way, whichever is less, may be up to 8.5 feet (8.5') in height from the finished grade.

Maximum Proposed Height in Front of the Front Façade or within 40' of the Right-of-Way (whichever is less): _____

Maximum Proposed Height Overall: _____

Fences on Retaining Walls



Maximum Combined Height of Fence/Wall/Hedge/Retaining Wall/Berm is 8.5', though the Fence/Wall/Hedge may be no taller than 6'.



Minimum Separation of 2' between Walls

Fences on top of retaining walls must be setback 2' if the retaining wall and fence combined exceed the maximum height of the retaining wall. In addition, the fence may be no taller than 6' in height.

The Fence is Setback _____ Feet from the Retaining Wall

Maximum Height of Retaining Wall: _____ Maximum Height of Fence: _____

Staff only: Standards met? Yes No Not Applicable Initial _____

7.4 Fences, Hedges, and Walls within the Public Right-of-Way (DS)

Are any fences, hedges or walls proposed within the public right-of-way? Yes No – addendum is complete.

When no other practicable alternative exists, the City Engineer may permit a fence, hedge, wall, retaining all, or combination thereof to be located within the right-of-way subject to all of the following:

1. Has the City Engineer determined that there is no practical alternative to the placement of the wall within the public right-of-way? Yes No

If yes, have you obtained a Revocable Permanent Obstruction in the Right of Way permit is granted by the City Engineer per OCMC 12.04.120? Permit # _____

2. Does the proposed retaining walls, fences, or hedges comply with the fence height requirements of Sections 7.1, 7.2 and 7.3 (OCMC 17.54.100.A), unless determined to be impracticable by the City Engineer? Yes No
3. Does the fence, hedge or wall comply with the Traffic Sight Obstruction requirements in Chapter 10.32 of the Oregon City Municipal Code? Yes No

Staff only: Standards met? Yes No Not Applicable Initial _____

Note: There may be more information required once your application has been reviewed.