



Collin Maxwell <endlessaturdays@gmail.com>

Re: Maximum Front Yard Fence Height 3.5-feet

1 message

Juliana Cherry <cherryj@co.mendocino.ca.us>

Fri, Oct 21, 2016 at 4:03 PM

To: Collin Maxwell <collin@napavalleyonly.com>

Cc: Thomas Thomson <tltmat@sbcglobal.net>

Hi, Collin

I had a follow-up thought that I wanted to share it with you. Your property is zoned MTR and the minimum front yard distance is 10-feet. The site is also subject to a Corridor Preservation Setback of 25-feet.

You could construct a fence taller than 3.5-feet and shorter than 6-feet between the house and street, if the fence was located beyond the minimum front yard distance (measured from the property line and running parallel with the property boundary) AND beyond the 25-foot corridor preservation setback.

Alternatively, you could apply to MHRB for a Concurrent Variance.

Please do call if you have questions. Thank you, Juliana

Additional information about

MTR Front Yards MCC Section 20.652.030 https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIIIMETOZOCO_CH20.652METOREMT_S20.652.030MIFRREYAMTDI

Corridor Preservation MCC Section 20.692.015(C) https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIIIMETOZOCO_CH20.692LIEX_S20.692.015YA

How to measure Corridor Preservation Setback MCC Section 20.444.020 https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIIMECOCOZOCO_CH20.444GEPREXDI_S20.444.020COPRSE

MCC Section 20.724.010(A) Concurrent Application.

https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIIIMETOZOCO_CH20.724VA_S20.724.010ORJU

>>> Juliana Cherry 10/21/2016 9:29 AM >>>

Hi, Collin

Thank you for your patience regarding PBS review of your proposed front yard fence. My supervisor and I discussed the fence height this morning and I was directed to MCC Section 20.692.015(E). URL follows. Basically, the maximum height of a front yard fence (and gate) would be 3.5-feet. Previously, I had referenced regulations regarding fence permit exemptions, but not the fence height requirements. Please proceed with constructing your front yard fence, but limit the maximum height to the 3.5-feet of the local code. I am available if you have questions. My direct line is 707-234-2888.

-- Juliana

URL to Fence Height/MCC Section 20.692.015(E): "Fences in rear or side yards not having street frontage may not exceed eight (8) feet in height (fences over six feet require building permits). Fences and hedges in front yards

and any rear or side yards having street frontage may not exceed three and one-half (3½) feet."

https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIIIMETOZOCO_CH20.692LIEX_S20.692.015YA

>>> Juliana Cherry 9/20/2016 11:59 AM >>>

Hi, Collin

I know! Three applications would be filed to revise the Mendocino Town Segment of the LCP, General Plan, and Zoning District. Lots of forms. The fees are reduced when you file all three applications at the same time. The reduced fees are what were estimated for you. You may want to review the MCC regarding zoning amendments. The URL to this information is https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIIIMETOZOCO_CH20.732AM

Regarding the fence:

A. MCC Section 20.760.030(D) Work in Historical Zone A requiring approval states that all fences and or exterior dividing walls requires prior approval of the Review Board, except as specifically provided in Section 20.760.040. URL https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIIIMETOZOCO_CH20.760HIPRDITOME_S20.760.030WOHIZOREAP

MCC Section 20.760.040(E) Exemptions states that "Fences constructed of wood that are less than six feet in height [are exempt from MHRB Permits].

URL https://www.municode.com/library/ca/mendocino_county/codes/code_of_ordinances?nodeId=MECOCO_TIT20ZOOR_DIVIIIMETOZOCO_CH20.760HIPRDITOME_S20.760.035WOHIZOBREAP

B. I recommend furnishing PBS in FB with a site plan depicting the location, height, and material of the fence that you would like to construct. If your proposal meets MCC Section 20.760.040(E), then we can agree that you can install the fence without prior Review Board approval.

Regarding an application submittal appointment:

What time works for you? I am in all week and while it is a busy week, there is no best time on my calendar. I would recommend Thursday, but can accommodate other dates and times.

-- Juliana