

CITY OF PRESCOTT
Site Plan Permit/Plan Review Appendices 2018 CODES

APPENDICES

The following pages are provided as information for the applicant. Please read through this information as it directly applies to what the Community Development Department looks for when processing and reviewing permit applications.

CONTENTS:

- **FENCE AND WALL REQUIREMENTS**
- **PLOT PLAN FOR MINOR REVISIONS**

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FENCES AND WALLS

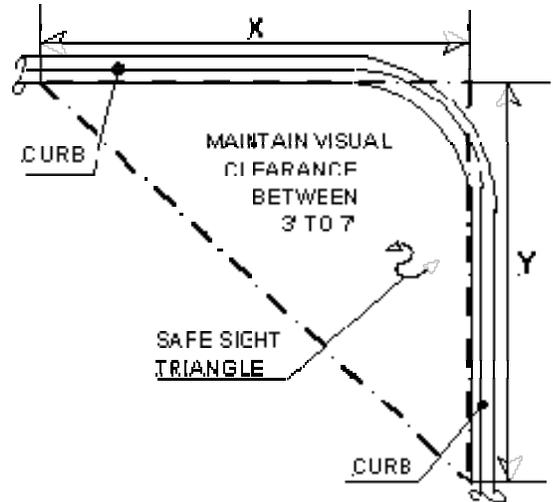
Purpose

The purpose of this policy is to provide general guidelines on the erection and installation of fences, walls and various retaining walls on private property within the City of Prescott.

Additional information and/or requirements may be found in the *International Building Code (ICC)* or the *Land Development Code (LDC)*.

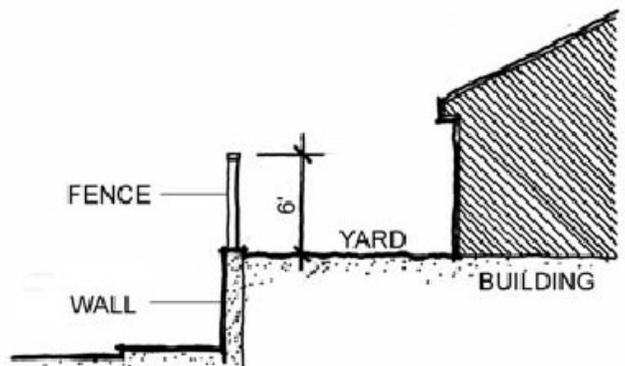
Definitions

- *Fence*: A fence is a freestanding structure that has no imposed load on it designed to restrict or prevent movement across a boundary. It is generally distinguished from a wall by the lightness of its construction. (ie chain link, vinyl, wrought iron or wood)
- *Wall*: A wall is a free-standing structure from both sides that has no imposed load on it. Walls are generally made out of decorative block or another solid surface that blocks both vision and passage.
- *Concrete or Masonry Retaining Wall*: A retaining wall is a reinforced concrete or masonry wall that is engineered *or designed per the ICC* for the purpose of retaining (or holding back) soil, earth, or rock to prevent erosion.
- *Dry Stack Retaining Wall*: A dry stack retaining wall is the stacking of bricks or blocks in a manner that interlock (ie versa-lock) for the purpose of retaining (or holding back) soil, earth, or rocks to prevent erosion.
- *Boulder Stacked Retaining Wall*: A boulder stacked retaining wall is the stacking of rocks and boulders on top of each other with layers of soil to form a decorative wall with no imposed load without the benefit of reinforcement.
- *Pre-Cast Walls*: Pre-Cast Walls are concrete walls poured on the ground or manufactured off-site and then raised in place to create a wall.
- *Imposed Loads*: any sidewalk, column, footing or driveways within 2 X the height of the back of the retaining wall.(ie: for a 4 foot retaining wall, imposed loads would be any of the above within 8 feet (2x4') of the back of the wall.)



Location and Height of Fences and Walls

- In all zoning districts, fences and walls located in a required front yard shall not exceed 4 feet in height except for qualifying flag lots, fences and walls 6 feet in height are allowed in a required front yard in instances where the front property line of a flag lot adjoining a rear lot line of an adjoining lot or parcel.
- In all zoning districts, fences and walls located within the required side or rear yards shall not exceed 6 feet in height; except in the IL district and the IG district, such fences may be 8 feet in height when used for non-residential purposes.
- The height of fences, walls and required screening devices shall be measured as the vertical distance between finished grade on the highest side of the fence or wall to the top of the fence or wall. Fence height shall be measured from the top of the footing to the top of the wall or fence
- Fences and walls shall be erected with the finished side presented to the exterior or the property being fenced.



Corner Setbacks and Intersection Visibility

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The following standards shall apply at the corner of intersecting streets, alleys and driveways, except in the DTB District.

- No structure (ie fences or walls) or planting (at mature growth) that exceeds 3 feet in height shall be permitted within a corner setback. Exceptions are permitted for utility poles, lighting standards, mail boxes, City or state traffic signs, and existing trees if the lower canopy of the trees allow a clear line of sight between 3 feet and 7 feet above the street grade.
- Corner setbacks for sight distance extend within the area formed by the legs of a triangle whose apex is the point of intersection of the curbs of the adjacent streets. Where no curbs exist, such setbacks shall be extended from the point of intersection of the rights-of-way lines on the adjacent streets, instead of from the curb.

MINIMUM CORNER SETBACKS		
Intersection Type	X	Y
Street-to-Street	40 feet	40 feet

Barbed or Razor Wire and Electric Fences

- In all residential zoning districts, the use of electrified or barbed wire is prohibited within 10 feet of a City Street.
- The use of razor wire is prohibited in all districts, except in the IL and IG Districts.
- Notwithstanding other provisions to the contrary, where razor wire is allowed, it shall be placed not less than 6 feet from the ground at the fence line and shall not exceed 10 feet in height.
- In no case shall barbed-wire or razor-wire project into a City right-of-way.
- Where the use of barbed-wire or razor-wire, or electrified fence is a threat to public safety, removal in part or whole shall be required upon notification to the property owner.
- Game-friendly fencing may be required for new and replacement wire fencing in agricultural/ranching areas.

Permit Requirements

It shall be unlawful to install or construct or cause to be installed or constructed any electric or barbed wire fence or any fence or wall more than four (4) feet in height without obtaining a permit. All applications for fence or wall permits shall be submitted to the Building Official and shall be accompanied by a sketch or design of the proposed fence or wall and a site plan showing the location of the proposed fence or wall.

	Site Plan permit Required	Building Permit Required	Design by a Structural Engineer Required
Fence (wood, chainlink)	6 feet high or less	More than 6 feet high	More than 8 feet high
Wall (masonry)	6 feet high or less	More than 6 feet high	More than 6 feet high
Retaining Wall	32 inches or less top of footing to top of wall no imposed load	More than 32 inches high or imposed loads	More than 32 inches high or imposed loads
Dry Stack Retaining Wall	32 inches or less top of footing to top of wall no imposed load	More than 32 inches high or imposed loads	Per Manufacturers guidelines or imposed loads
Boulder Stacking	2 feet high or less no imposed load	More than 2 feet high or imposed loads	More than 2 feet high or imposed loads
Pre-Cast Walls	N/A	Yes – regardless of height	Yes – regardless of height

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PLOT PLAN SKETCH – REVIEWED UNDER 2018 CODES

Building Permit #:		Job Address:	
Scale: 1 inch = ft.		Assessor's Parcel Number (s):	
Building Division APPROVED	Planning & Zoning APPROVED	Public Works APPROVED	Fire Department APPROVED

