

Village of Lake Isabella - Codified Ordinances

Article XII – Planning & Zoning

Chapter 1222 – Fences and Walls

Adopted August 4, 1998 – Ordinance 1998-01

Last on amended August 21, 2018 by Ordinance 2017-01

Chapter 1222.01	Purpose
Chapter 1222.03	General Regulations
Chapter 1222.05	District Regulations

1222.01 Purpose

The purpose of this Chapter is to establish regulations controlling the use and construction of fences, walls, and pet enclosures in a manner which enhances and protects the public health, safety, and general welfare by ensuring quality workmanship, pleasing aesthetics, and prohibiting fences which may degrade to the overall character of the village or otherwise have a negative impact property values.

1222.03 General Regulations

1. Fences may be placed on the lot line.
2. All fences other than invisible fences and fences erected by the Village of Lake Isabella shall require the issuance of a zoning permit prior to construction.
3. Fences are prohibited in a streetside yard, and are also prohibited within 35 of the ordinary high water mark of any lake, stream, or river. This does not prohibit the placement of a split-rail fence or picket fence along the side property line of a parcel with a structure. Fences in the streetside yard may be approved as an S1 level Special Land Use in the RLM, Ag, ECB, WCB, and OSR districts.
4. All fences and walls on each property must have reasonably uniform or complementary materials and design.
5. With the exception of Electric Pet Fences, no fence may utilize or otherwise be electrically charged, nor may any fence have barbed wire in any residential district. Any fence located outside of a residential district that utilizes barbed wire or electrical current (with the exception of Electric Pet Fences), must have warning signs posted on the fence every fifty feet (50')

Chapter 1222 – Fences & Walls

- and may be erected only after being specifically authorized by the Planning Commission as part of a site plan approval. Such fences may only be approved by the Planning Commission when the Site Plan Application includes a notarized letter of indemnification which absolves the Village of Lake Isabella, its employees, heirs, and assigns of any and all liability for the use of the barbed wire or electrical current.
6. Essential retaining walls are permitted in all yards.
 7. Snow fences are permitted in all districts from November 1st through May 1st of the following calendar year.
 8. Fences shall be constructed and maintained in a manner so that the finished side faces adjoining properties.
 9. No fence shall be erected or maintained on a corner lot, or in an adjacent manner to a driveway which would interfere with vehicular or pedestrian traffic. This includes a maximum height of three feet (3'), and clear vision triangle formed at the corner of the property line, or edge of the driveway measured by a distance of 25 feet along each leg of the triangle.
 10. With the exception of Split-Rail Fences, fences shall not be erected on parcels without an established primary structure.
 11. Snow Fences shall be prohibited except between the dates of November 1st through April 30th of the following calendar year, and as authorized by the Zoning Administrator for special events, excavation holes, or construction sites.
 12. Pet Enclosures shall be regulated in the following manner:
 - a. Pet Enclosures shall be limited to not more than 300 total square feet on any residential parcel.
 - b. Tarps or other fabric may not be used as screening on the sides of any pet enclosure. Slates or weave may be utilized on not more than two sides of a pet enclosure to provide shade and screening. Prefabricated roofs are also permitted.
 - c. Pet Enclosures shall be located only in rear or side yard, and shall be at least 10 feet from the property line.
 13. The following materials shall be prohibited in all fences unless otherwise allowed in the zoning code: poultry netting, chicken wire, hog wire, flexible plastic netting (also known as Deer Fence or Deer Netting) chain, broken glass, paper, metal panels, corrugated metal panels, galvanized sheet metal,

Chapter 1222 – Fences & Walls

- plywood, oriented strand board (OSB), fiberglass panels, plastic sheeting, damaged or unsafe materials, bamboo, PVC pipe, tin cans, aluminum cans, plastic bags, pie pans, bells, plastic bottles, plastic jugs, or other material that is specifically designed for uses other than fence construction.
14. Cyclone Fences are prohibited in all residential districts.
 15. Privacy fences are prohibited on waterfront parcels, and are limited to a maximum height of 6 feet in all residential districts. Forty linear feet (40') of Privacy Panels may be used on waterfront parcels to provide screening for patios, decks, and other areas provided that either the starting or ending point of the panels is connected to a structure.
 16. Garden Fences and trellises shall not exceed a height of five feet. Garden Fences may feature the use of Hog Wire and/or Deer Fence/Netting for the full height, and Chicken Wire to a height of 24 inches. Garden Fences which feature wood posts may be left up year-round, while Garden Fences which use metal posts must be annually removed by November 1st.

1222.05 District Regulations

Districts	Max Height Allowed by Right	S2 Level Special Land Use Maximum Possible Height
LR-1, LR-2	4'*	NA
LR-3, AR, C-1	6'	NA
ECB, WCB	6'	8'
AC	6'	8'
RLM	8'	12'
Ag	8'	12'
OSR	6'	8'

* Unless otherwise allowed by the zoning code.