

FENCES IN MULTI-FAMILY & NON-RESIDENTIAL ZONES

Fences in multi-family and non-residential zones* must also comply with certain regulations.

- Fences higher than six feet may be permitted if approved by the Planning Department, but must have an approved Building Permit in addition to the Fence Permit.
- Vision Clearance Area standards also apply on multi-family and non-residential zones, based on the setbacks of the applicable zone and site characteristics. Vision Clearance Area dimensions in non-residential and light rail zones are specified in Zoning Ordinance Sections 96 and 137.IX.

* Setbacks vary among these zones. To verify zoning on a particular property, contact the Planning Department at (503) 681-6153 or online at www.ci.hillsboro.or.us.

FENCING MATERIALS

Wood, wire*, or vinyl fences are allowed outright in the City, subject to the requirements of the Zoning Ordinance. Property owners are advised to also check any applicable private regulations, such as subdivision Covenants, Conditions and Restrictions (CC&Rs). Private CC&Rs are not enforced by the City.

*Barbed wire or razor wire is not permitted on any fence along a sidewalk or public way, unless installed on top of a fence at least six feet in height. Barbed wire or razor wire would therefore not be permitted in single family and duplex residential zones, where overall fence height cannot exceed six feet. Barbed wire and razor wire cannot project beyond the property line (Hillsboro Municipal Code Section 8.20.050A).

Electric fences are also prohibited along a sidewalk or public way. Electric fences can be used only to control livestock, in areas where livestock are permitted under the Zoning Ordinance (Hillsboro Municipal Code Section 8.20.050B).



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CITY OF HILLSBORO

GENERAL FENCE REGULATIONS



May 2008

A Fence Permit is required prior to construction of a new fence on any property within the City of Hillsboro. Fence Permits are available in the Planning Department. A fee is also required.

Fences cannot encroach onto adjacent properties or into Vision Clearance Areas at street and driveway intersections.

FENCES IN SINGLE FAMILY & DUPLEX RESIDENTIAL ZONES

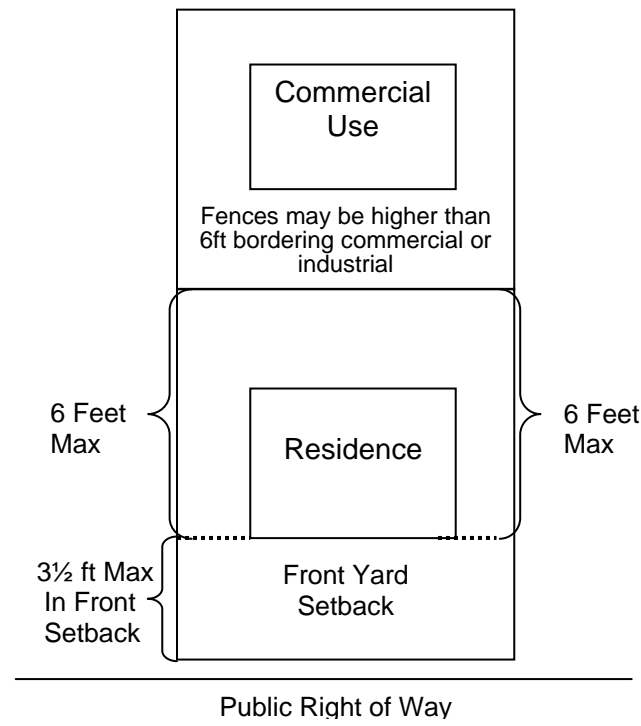
Fences in single family and duplex residential zones* must comply with certain regulations, found in Zoning Ordinance Section 88.

- In the front yard setback(s), fences cannot be higher than 3 ½ feet, except on corner lots if approved by the Planning Department.
- In the side and rear yard setbacks, fences cannot be higher than six feet (except where they abut a multi-family, commercial, or industrial zone). This includes any lattice or other ornamental treatments above the regular fence.

* Setbacks vary among these zones. To verify zoning on a particular property, contact the Planning Department at (503) 681-6153 or online at www.ci.hillsboro.or.us.

FENCES ON INTERIOR LOTS

An “interior lot” has frontage on only one street, with other lots on both sides and in the back. Interior lots have one front yard setback, two (or more) side yard setbacks, and one rear yard setback. Fences on interior lots must comply with the maximum height restrictions, as shown on the diagram below:



FENCES ON CORNER LOTS

A “corner lot” has frontage on two streets which intersect at an angle of not more than 135 degrees. (A lot on the inside of a sharp curve in a single street is not a corner lot). Corner lots have two front yard setbacks, two “interior” yard setbacks, and no rear yard setback. Fences on corner lots may have a six foot fence in one front yard setback, outside the Vision Clearance Area, if approved by the Planning Department. Fences on corner lots must comply with the maximum height restrictions within the Vision Clearance Area as shown in the diagram below.

The Vision Clearance Area is measured 25 feet along each street, from the inside corner of the intersection of the two street rights-of-way. The edge of the right of way is almost always inside the edge of the sidewalk, and may be several feet behind the sidewalk if the sidewalk is adjacent to the curb. It is the property owner's responsibility to accurately locate the edge of the right-of-way when applying for a fence permit.

