



Rancho Santa Fe Association

Board of Directors

Staff Report – Board of Directors Action

Date: March 3, 2022

By: Maryam Babaki, Building Commissioner

Item: Regulation Update: Proposed Fences and Walls, Chapter 42A

Executive Summary:

The Rancho Santa Fe Association Building Department is continuing the work of updating the Rancho Santa Fe Regulatory Code. Attached to this report is the proposed draft for a new Chapter 42A for “Fences and Walls” (Attachment A). This new regulation has been reviewed by the Residential Design Guidelines (RDG) Committee and the Art Jury.

Fiscal Impact:

There are no fiscal impacts at this time.

Recommendation:

Staff recommends that the Board approve this draft for posting for membership comments.

Attachments:

Attachment A: Proposed Chapter 42A, Fences and Walls

ATTACHMENT A

CHAPTER 42A FENCES AND WALLS

42A.1 Authority and Purpose. In accordance with the Rancho Santa Fe Governing Documents and California State law, the Rancho Santa Fe Association has adopted the following regulations with respect to the construction and location of fences and walls. The Art Jury will approve fences and walls based on the requirements of Rancho Santa Fe's Protective Covenant including the Preamble and Article III Section I Paragraphs 46 through 50, and Regulatory Code and on the provisions of the Residential Design Guidelines.

42A.2 Rationale. A rural landscape is characterized by large acreages, few structures and few physical boundaries. Fences and walls in rural areas are typically spaced far apart and are used to contain animals and not to define property lines. Too many fence lines or walls destroy the rural character of Rancho Santa Fe by breaking the landscape into small parcels and introducing more man-made features into the natural landscape.

There are legitimate reasons for property owners to fence portions of their property such as to contain animals, protect young children and to enclose swimming pools pursuant to County requirements. The Art Jury may approve such fences and walls; however, the location and design of fences and walls need to maintain community character by reducing their prominence.

42A.3 Requirements for Approval of Fences and Walls

- 42A.3.1 All fences require Art Jury approval except wooden, unpainted split-rail fences not exceeding 36 inches (36") in height, consisting of two (2) or fewer rails and located within all setback requirements for buildings or other structures.
- 42A.3.2 All walls require Art Jury approval except garden walls not exceeding 32 inches (32") in height, composed of dry-laid materials, and located within all setback requirements for buildings or other structures.
- 42A.3.3 Per Protective Covenant Paragraph 141, all fences must be placed at least 5 feet from the Property line, unless there is a letter of agreement between the adjoining property owners for the fence to be placed on the property line.

42A.4 Fences - Location

- 42A.4.1 Fences shall not be the dominant feature along roadways, ridgelines or views from homes. Fences shall be substantially inset from roads and allow for enough landscaping to visually interrupt views of fences, but not necessarily hide them. If a driveway turnaround is required, there shall be a forty-foot (40') minimum inset for a fence from the point at which landscaping may begin. If no turnaround is required (for example, on a cul-de-sac), the minimum inset for a fence is 20 feet (20') from the point where landscaping may begin, giving consideration to any rights-of-way, trails or easements.

3-3-2022 Proposed Regulation

42A.4.2 Fence placement shall consider the natural landscape features of the specific property.

42A.5 Fence Design – Perimeter

42A.5.1 Fences look most appropriate when they are of the type most commonly associated with rural landscapes. Pasture, peeler pole and split rail fences are \permitted. Wrought iron and pipe fencing are not permitted for perimeter fencing.

42A.5.2 The maximum fence height is five feet (5') and fence posts (6"x 6" or 6" round) must be spaced a minimum of eight feet (8') apart with two to three (2-3) horizontal rails between posts.

42A.5.3 Solid barrier, glass or cable fencing are not permitted. Tall uniform hedges with a formal, barrier appearance are not permitted along the perimeter of the property.

42A.5.4 Wood fences should generally be left the natural wood color. If fences are painted or stained, a dark tone should be used so as to recede into the background and appear less prominent. However, due to the strong cultural association between horse pastures and white rail fences, pasture fences may be painted white if they are for horse containment surrounding irrigated pastures in use. *See Regulatory Code 42A.7.4, infra.*

42A.5.5 If chain link wire mesh is added to the fence, it must be mounted on the inside of the wooden fence facing the property, except in the case of pool containment fences. Chain link wire mesh should be dark, preferably brown or black vinyl-coated. Smaller mesh or 2"x2" chicken wire may only be used along the ground to a maximum height of 12 inches to keep out small animals.

42A.6 Fence Design – Interior

42A.6.1 Interior fencing is that fencing in the immediate vicinity of the residence, for example, entry courtyard, vegetable garden or raised patio fencing.

42A.6.2 Wrought iron may be used for interior fencing.

42A.7 Specialty Fencing

42A.7.1 Tennis and sports courts may use vinyl-coated chain link fencing that must be heavily screened with plantings. This fencing may not exceed ten feet (10') in height from the court surface.

3-3-2022 Proposed Regulation

42A.7.2 Swimming Pool fencing is regulated by County Code.

42A.7.3 Dog Runs located in the side or rear yard must use vinyl-coated chain link if using chain link fence. Dog runs should not be visible by neighbors or from the street and should be heavily screened with plantings.

42A.7.4 Horse Fencing should be two or three rail pasture-type fencing or peeler pole.

42A.7.4.1 Horse pasture fencing around irrigated pastures in use may be painted white.

42A.7.4.2 Pipe corral fencing is not permitted.

42A.7.4.3 Horse pasture fencing does not need to be screened or landscaped.

42A.8 Landscaping around Fences

42A.8.1 To reduce prominence, fences should be landscaped on both sides of the fence unless the area enclosed is used for horse pasture.

42A.8.2 Landscape plans shall propose a variety of landscape materials with plants of different heights, form, colors, and textures. Plans shall avoid solid planting of one species with formal or uniform planting patterns such as a shrub every eight feet (8') at fence posts.

42A.8.3 Fences shall not cross open lawns or other open spaces. Rather, they shall be located in a shrub area bordering such lawns or open spaces.

42A.9 Walls - Location

42A.9.1 Walls are prohibited for property perimeters or other large areas of a lot because, by their very nature, walls are more prominent than "see-through" fences. Walls extending along an entire street frontage are not allowed except in the Village district where used to create an entry courtyard.

42A.9.2 Walls shall be used sparingly, in the immediate vicinity of the residence for specific functions, such as to enclose courtyards. Walls shall be located in such a way that they are not visually prominent from the road or neighbors.

42A.9.3 Tall uniform hedges are not permitted along the perimeter of the property.

42A.10 Wall Design

42A.10.1 Wall height should be as low as practical for the intended function. Walls may be no higher than five feet (5'), with the exception of courtyard walls or other enclosed spaces attached to the residence that may be a maximum of

3-3-2022 Proposed Regulation

six feet (6') high.

42A.10.2 Walls are typically made of stone or stucco, with or without other design embellishments such as openings, lintels or decorative caps. Because walls are solid, they are more noticeable than fences and therefore Walls must be located on the site with great care to prevent undue prominence.

42A.10.3 Walls shall be integrated with the design of the residence using the same or complementary materials.

42A.10.4 High-quality wall materials and construction are required. Stone, brick and masonry walls must include a return at the wall ends.

42A.10.5 Wing Walls are not allowed. *See* Regulatory Code Chapter 42B

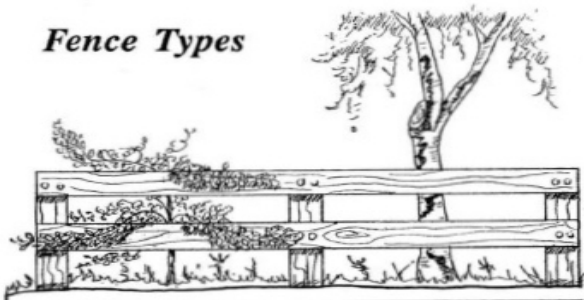
42A.11 Landscaping around Courtyards or Enclosure Walls

42A.11.1 To reduce prominence, walls shall be extensively landscaped, especially on sides visible from roads and neighbors.

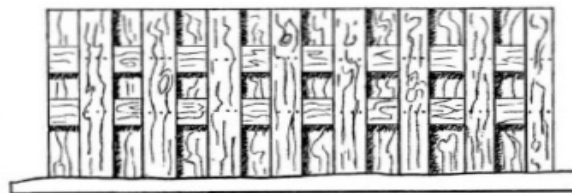
42A.11.2 Landscape plans shall propose a variety of landscape materials with plants of different heights, form, colors and textures. Plans shall avoid a solid planting of one species and formal or uniform planting patterns.

42A.12 Effective Date. The effective date of this regulation is [-----].

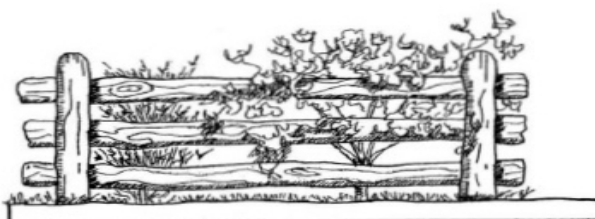
Fence Types



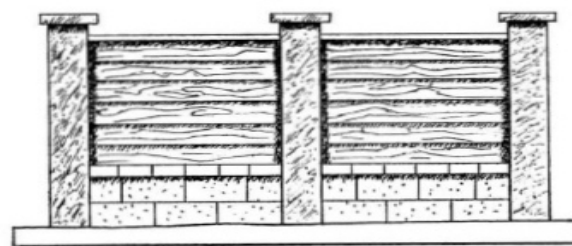
This...Low Profile and See-Through



Not This...Solid Barrier Suburban Type Displays Framework

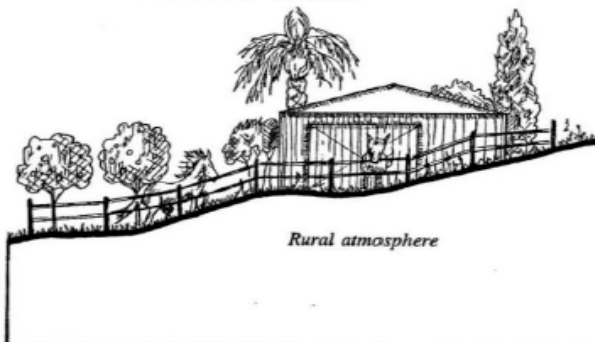


This...Rural Pasture Type

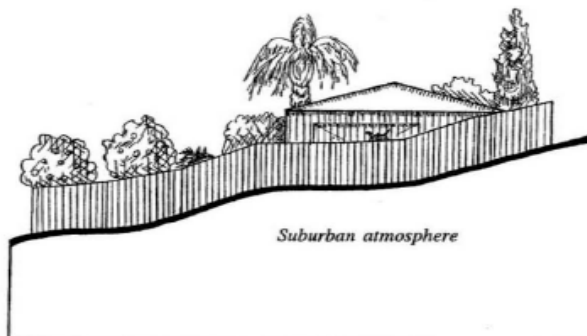


Not This...Massive, Formalized and Mixed Materials

Fences and Walls

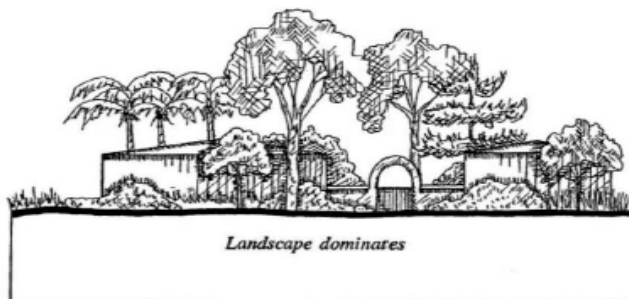


Rural atmosphere

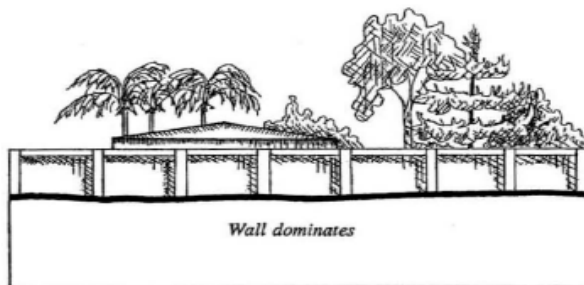


Suburban atmosphere

This...Pasture Type Fencing Maintains Openness *Not This...Solid Barrier Fencing*



Landscape dominates



Wall dominates

This...Integration of Walls of Limited Length Into the Architecture of the Home *Not This...High Profile Wall Creates Fortress-Like Appearance*