

**ORDINANCE NO. 2003-494**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VILLA PARK AMENDING  
CHAPTER XXIII OF THE VILLA PARK  
MUNICIPAL CODE PERTAINING TO WALLS AND FENCES**

THE CITY COUNCIL OF THE CITY OF VILLA PARK HEREBY ORDAINS AS FOLLOWS:

SECTION 1: Article 23.6.11 of Chapter XXIII of the Villa Park Municipal Code is hereby amended in its entirety to read as follows:

**“Sec. 23-6.11. Walls and Fences: R Zones.**

Except as otherwise specified in this Code, the installation of walls and fences shall be in compliance with the following regulations:

- a. The maximum height shall be three and one-half (3 ½) feet within any required front setback area, to a depth of twenty (20) feet as measured from the front property line; and six (6) feet within any required rear or side setback area. However, this regulation shall not apply to that portion of a building site where vehicular access rights have been dedicated to a public agency, or where a higher fence is required by law.
- b. The maximum height shall be three and one-half (3 ½) feet within five (5) feet of the point of intersection of:
  1. An ultimate street right-of-way line and the edge of a driveway or vehicular access way that is located within five (5) feet of an interior property line;
  2. An ultimate street right-of-way line and an alley right-of-way line; and
  3. The edge of a driveway or vehicular access way and an alley right-of-way line.
- c. The construction of any fence or wall shall be subject to Site Plan Review and any applicable building permits.
- d. The maximum height shall be three and one-half (3 ½) feet within the triangular area formed by two (2) points located on, and fifteen (15) feet distant from, the point of intersection of two (2) ultimate street right-of-way lines, as extended, and the point of intersection.
- e. Rear yard and side yard fences and walls adjacent to Villa Park Road, Meats Avenue, and Santiago Boulevard, from Wanda Road to Meats Avenue, shall be permitted to a maximum of eight (8) feet in height. Wall modifications must be reviewed by the City Engineer and will be required to provide for appropriate site distances at any access points.
- f. The maximum height of any fence or wall constructed on or across a flat elevation shall be six (6) feet.
- g. The maximum height of any fence or wall constructed on a sloped or terraced elevation shall measure a minimum as required by law and maximum of six (6) feet from the high side elevation and shall be unlimited on the low side elevation.

- h. Any fence or wall constructed within five (5) feet of any ultimate street right-of-way shall be limited to a maximum of six (6) feet as measured from street side, unless otherwise excepted by this section.
- i. The maximum height of any retaining wall shall be six (6) feet in height.
- j. Any fence or wall constructed within three (3) feet of any other fence or wall shall constitute one structure for the purposes of height measurement.
- k. Exceptions and modifications may be permitted subject to the approval of a variance. In addition to the findings made in the process of review and approval of such variance, the following findings shall also be made:
  - 1. The height and location of the wall or fence as proposed will not result in or create a traffic hazard.
  - 2. The location, size, design and other characteristics of the wall or fence will not create conditions or situations that may be objectionable or detrimental to the Zone in which it is located.”

**PASSED AND ADOPTED** by the City Council of the City of Villa Park at a regular meeting held on the     day of     , 2003.

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Mayor Bob Bell  
City of Villa Park

ATTEST:

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Kathy Adrian, City Clerk  
City of Villa Park

STATE OF CALIFORNIA     )  
  ) §  
COUNTY OF ORANGE     )

I, KATHY ADRIAN, City Clerk of the City of Villa Park DO HEREBY CERTIFY that the foregoing Ordinance was adopted at a regular meeting of the City Council of the City of Villa Park held on the     day of     , 2003, and was carried by the following roll call vote, to wit:

AYES:            COUNCILMEMBERS:  
NOES;           COUNCILMEMBERS:  
ABSENT:         COUNCILMEMBERS:

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KATHY ADRIAN, City Clerk  
City of Villa Park