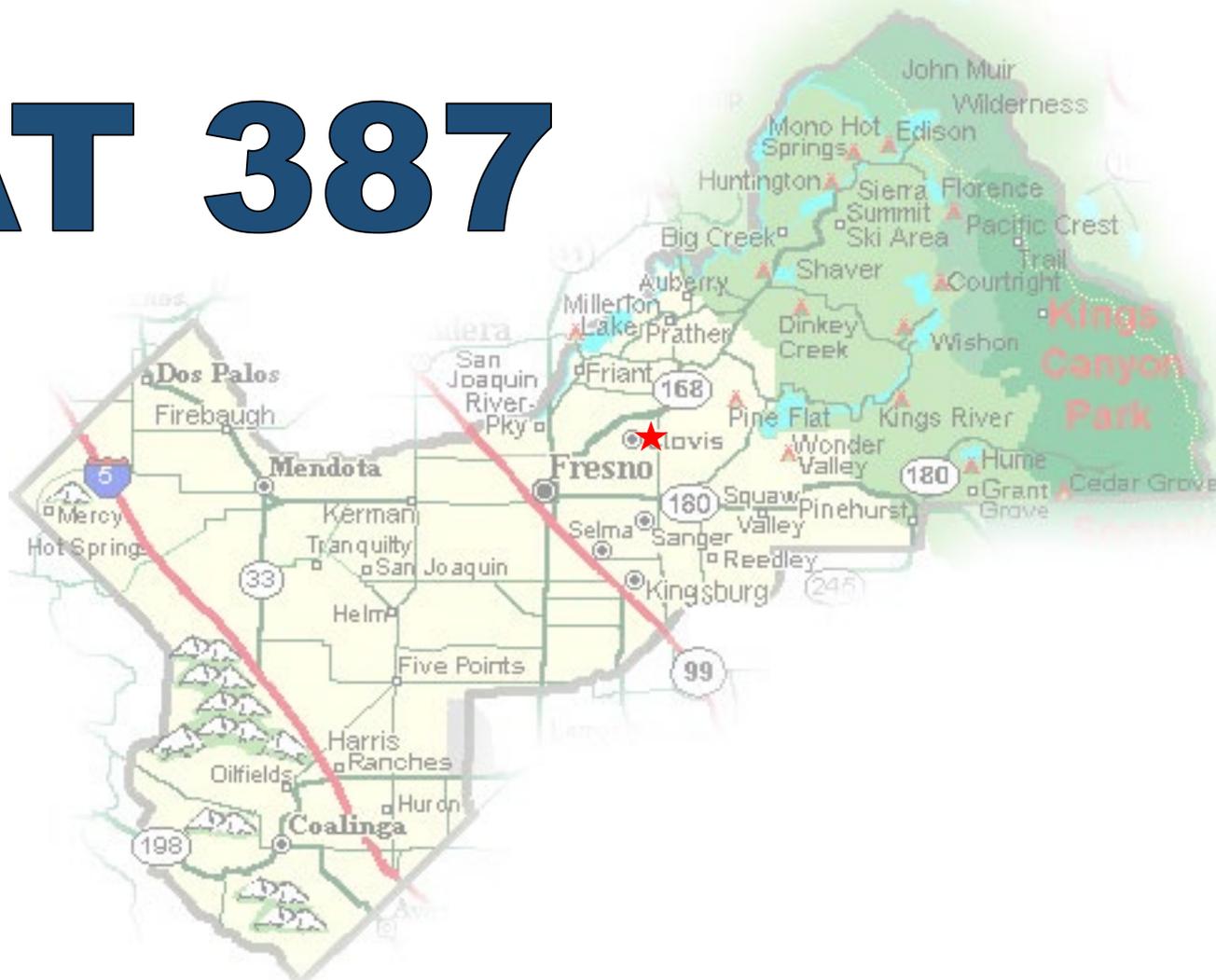




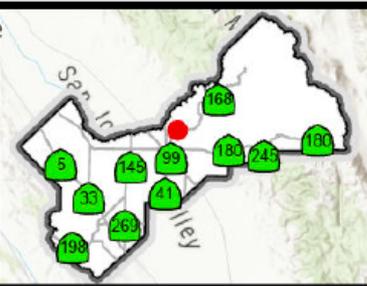
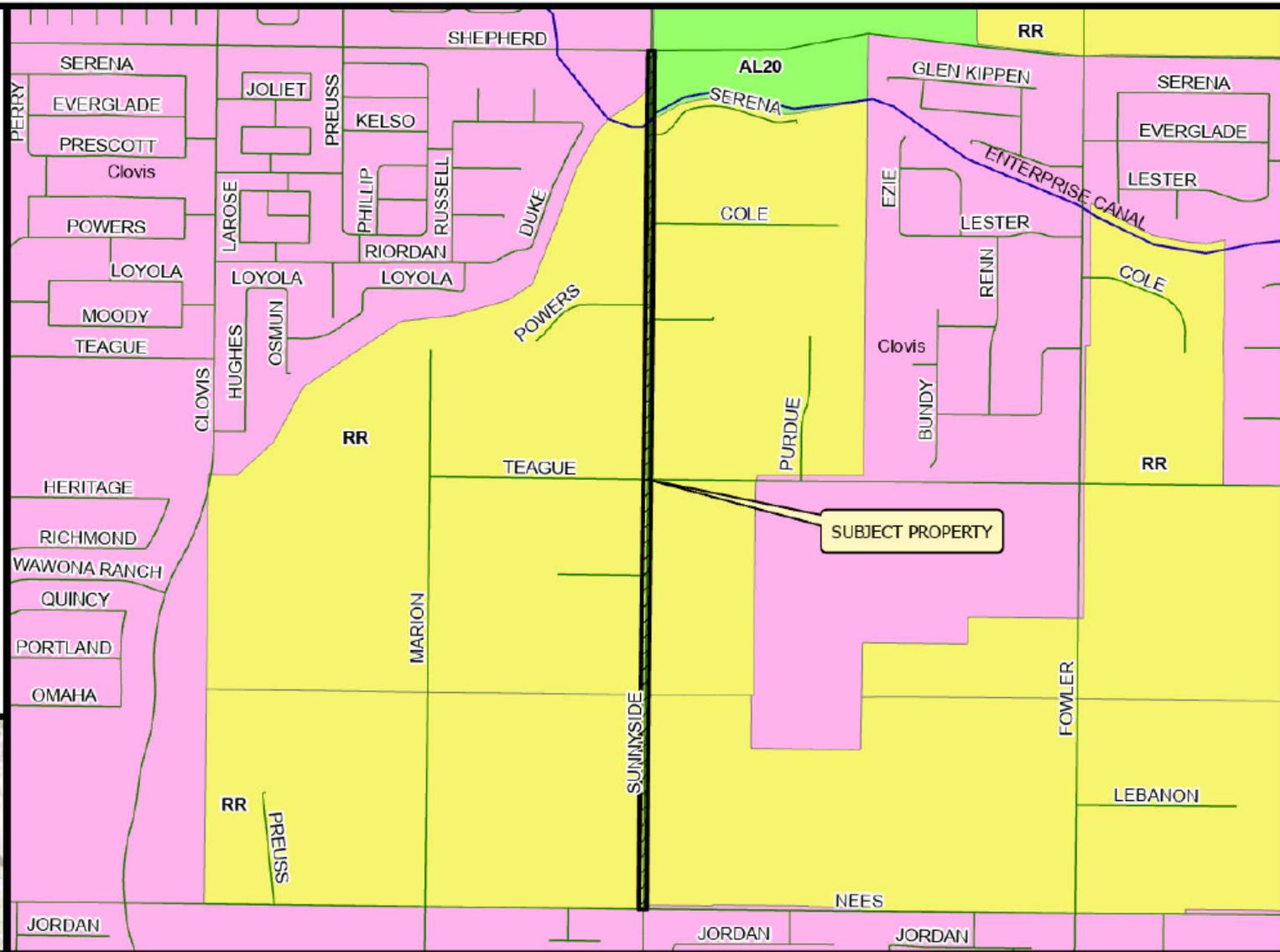
DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

AT 387



Legend

-  Subject Property
-  Clovis
-  AL20
-  RR

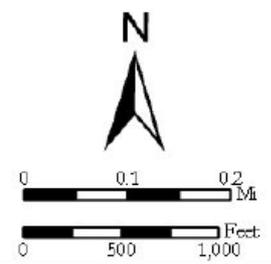


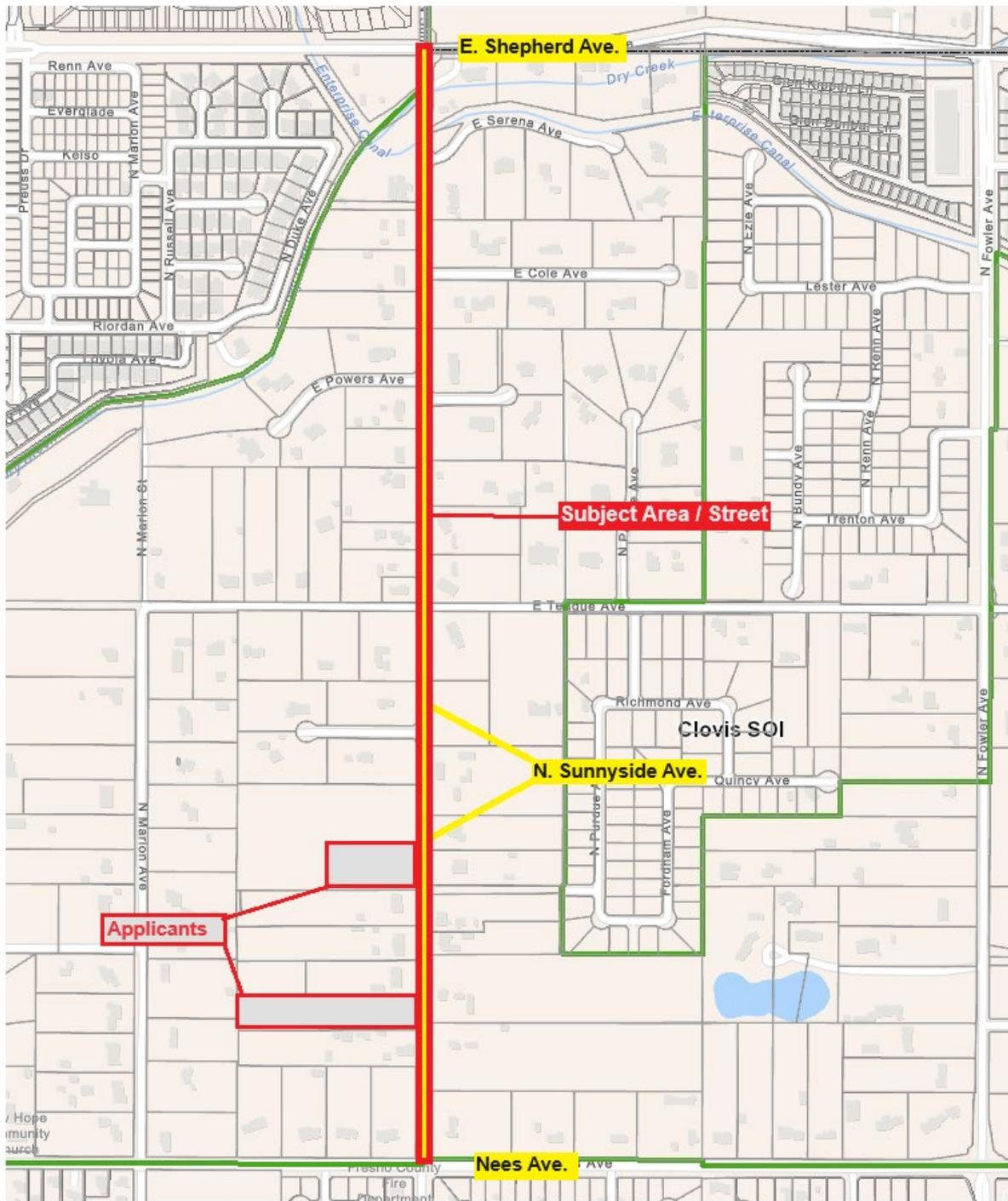
Existing Zoning Map

AT 387

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 8/7/2024





**Amendment to Article 3, Chapter 822.3, Section 822.3.050.H
Rural Residential Zone Fence Requirements**

H. Rural Residential Zone Fence Requirements.

1. Permitted Fences, Hedges, and Walls.

- a. Fences, hedges and walls, not greater than seven (7) feet in height, shall be permitted on or within all rear and side property lines on interior lots and on or to the rear of all front yard setback lines.
- b. No fence, wall or hedge over four (4) feet in height shall be permitted in any required front yard, or in the required side yard on the street side of a reversed corner lot except for the following:
 - (1) ~~However, fences~~ Fences not greater than seven (7) feet in height shall be allowed in the above referenced yard areas when not located in a corner cut off area, and when the fence has not less than 70 percent of the vertical surface open to permit the transmission of light, air, and vision. When said fence encloses the main access to the residence, a minimum four foot wide opening or gate is required;
 - (2) For those properties fronting N. Sunnyside Avenue located north of Nees Avenue and south of Shepherd Avenue seven (7) foot high solid fences or walls shall be permitted within the front yard setback that meet the provisions below.
 - To ensure visibility all solid walls and fences shall adhere to the corner cutoff provisions for both driveways and street corners as provided for in Section 822.3.100.E.
 - Gates shall be inset a minimum of 18 feet from the ultimate right-of-way to ensure vehicles leaving the roadway to enter a property do not obstruct traffic.
 - All solid walls and fences shall be constructed outside the ultimate right-of-way.
- c. Fences, walls, lighting, or other associated appurtenances over seven (7) feet in height to enclose/illuminate tennis courts or other game areas shall be permitted to the rear of the required front yard subject to a Director Review and Approval (see DRA Chapter 846.5). See setback requirements for areas constructed specifically for tennis courts and game areas in Table No. 2-5 of Article 2, Chapter 810.2.

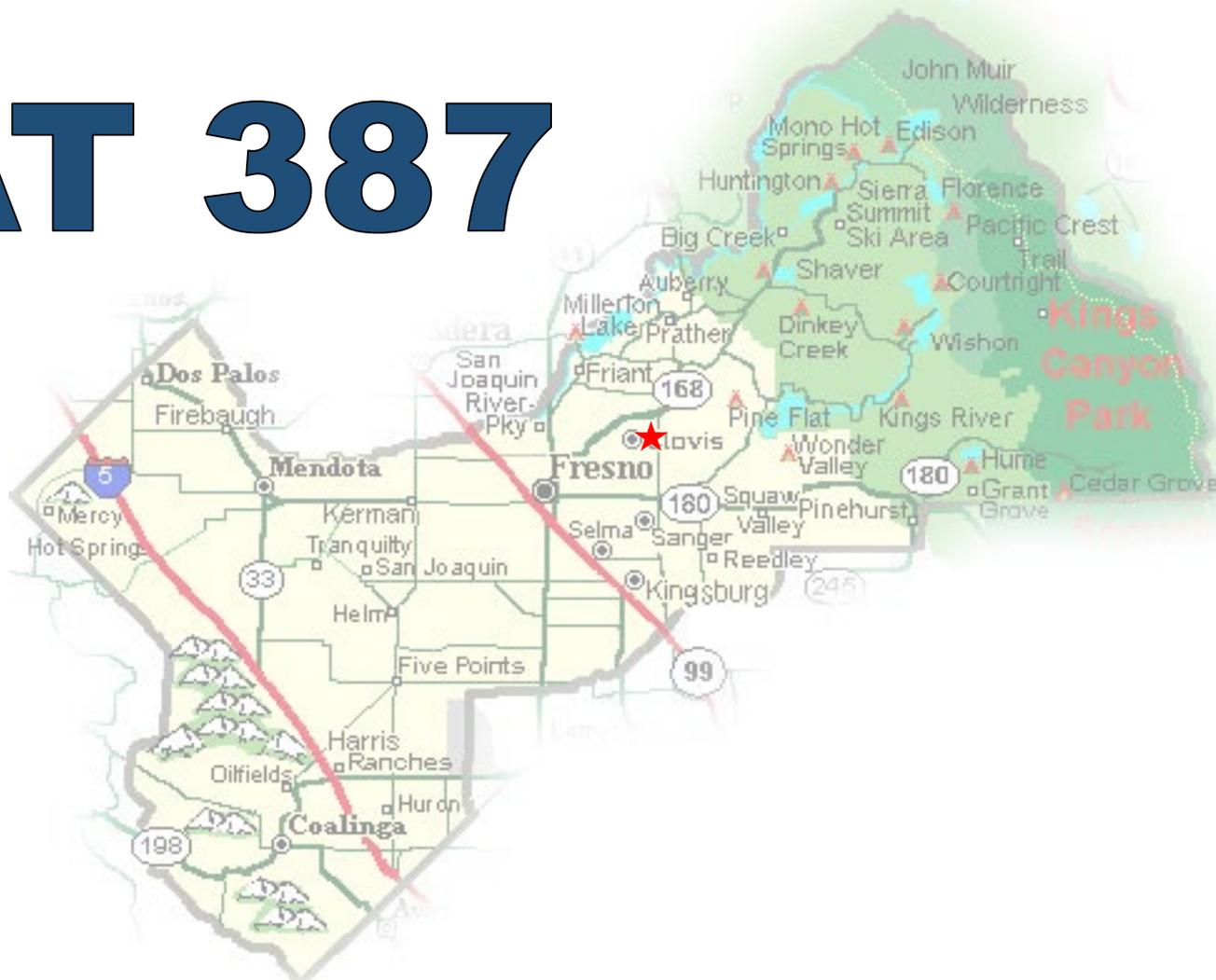
RECOMMENDATION

- Recommend to the Board of Supervisors Approval of Amendment to Text No. 387 with modifications recommended by staff to address public safety as shown in Exhibit 3



DEPARTMENT of PUBLIC WORKS and PLANNING DEVELOPMENT SERVICES & CAPITAL PROJECTS DIVISION

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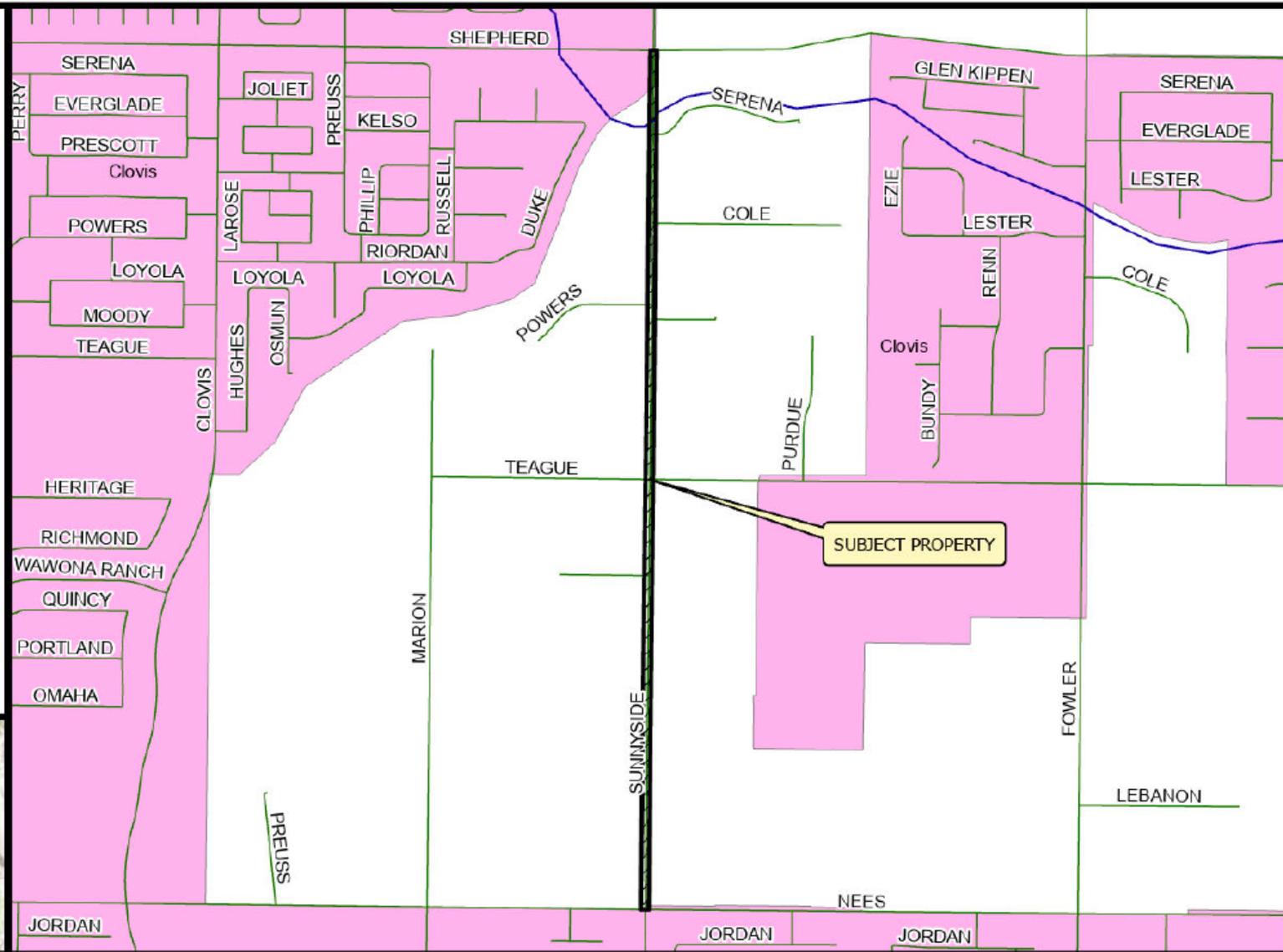
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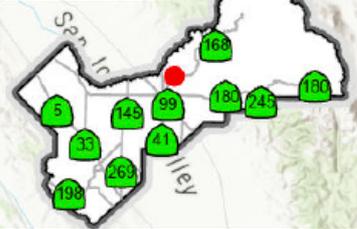
Subject Property



Clovis



VICINITY MAP



LOCATION MAP

AT 387

2024

Prepared by : County of Fresno, Department of Public Works and Planning, Development Services Division
Person Prepared by : chuang
On Date : 8/7/2024

