



City of Biggs
 Planning Department
 3016 Sixth Street
 P.O. Box 1134
 Biggs, CA 95917

Fence Permit Application

Date: _____
 Received By: _____

THIS FENCE PERMIT WILL BE ISSUED CONTINGENT UPON APPROVAL OF SPECIFICATIONS OUTLINED IN THIS APPLICATION WHICH MUST REFLECT A PROPOSED FENCE HEIGHT AND LOCATION CONSISTENT WITH ALL SECTIONS OF BIGGS MUNICIPAL CODE, INCLUDING *CHAPTER 14.60 DEVELOPMENT STANDARDS - GENERAL*. A COMPLETE APPLICATION IS REQUIRED FOR APPROVAL, AND CONSISTS OF 1) THIS APPLICATION FILLED OUT COMPLETELY; 2) FULL PAYMENT OF ASSOCIATED FEE; 3) ADEQUATE DRAWING (SITE OR FENCE PLAN). INSPECTION WILL FOLLOW FENCE CONSTRUCTION AND SERVES AS THE FINAL STEP OF THE PROCESS.

Date: _____ Applicant: _____

Address: _____

Site Address (If different from above): _____ APN: ____ -- ____ -- ____

Business/Daytime Phone: _____ Business Fax: _____ Mobile: _____

Owner: _____

Address: _____

Business/Daytime Phone: _____ Business Fax: _____ Mobile: _____

DESCRIPTION OF FENCE AND MATERIALS TO BE USED

TYPE OF FENCE: Wood Chain Link Other: _____

HEIGHT OF FENCE: _____

CLASS OF WORK

New Addition Repair

NOTE: All perimeter fencing or walls shall provide aesthetic values for off-site public viewing. Exterior surfaces and street sides of all fences shall be the finished side. Subdivision Conditions of Approval are private in scope and may be more restrictive than City Ordinances. Subdivisions may require a fencing permit for each type/style of fence to be constructed. Please refer to attached graphic and Biggs Municipal Code language for guidance.

SIGNATURE REQUIRED AND INDICATES UNDERSTANDING OF AND AGREEMENT TO CONDITIONS OF PERMIT:

 SIGNATURE OF OWNER

 DATE

 SIGNATURE OF APPLICANT

 DATE

THIS PERMIT BECOMES VOID AFTER SIX (6) MONTHS FROM THE APPROVAL DATE OF THIS PERMIT IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED, OR WORK IS SUSPENDED OR ABANDONED. WORK SHALL BE CONSIDERED SUSPENDED IF AN APPROVED INSPECTION HAS NOT BEEN MADE WITHIN A SIX (6) MONTH PERIOD FROM THE APPROVAL DATE OF THIS PERMIT. ISSUANCE OF PERMIT SHALL NOT BE HELD TO PERMIT OR TO BE AN APPROVAL OF THE VIOLATION OF ANY PROVISION OF ANY CITY OF BIGGS ORDINANCE, RESOLUTION, OR STATE LAW.

This section City of Biggs Official Use Only

FEE PAID? (\$25.00)	Y / N (circle one)	DATE _____	TAKEN BY _____
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CITY OF BIGGS FENCE PERMIT PROCEDURE AND SUPPORT INFORMATION

A fully-complete application is required for approval, and consists of:

- **A completed Fence Permit Application**
- **Adequate drawing (site and/or fence plan)**
- **Payment of fee**

Figures 1 and 2 (on following pages) are examples of a site plan and elevation suitable for submittal.

Once an application is determined to be complete, it is distributed to Planning Staff to review setbacks, fence height, material (etc) for consistency with the Biggs Municipal Code; and Engineering Staff who will review for any conflict with right-of-way.

If the proposed fence is consistent with code, approval is made at the staff level. Both Planning and Engineering staff sign off on the application, thereby constituting an approved plan. Inspection will follow fence construction, and if built per the approved plan, will serve as the final step in the process.

The following are sections of the Biggs Municipal Code that direct use and location of fencing. Please read carefully and use for guidance as you prepare the site plan or fence plan to be submitted as part of your complete Fence Permit Application. Questions regarding interpretation can be directed to the City of Biggs Planning Department at (530) 868-5447 or planning@biggs-ca.gov.

14.60.080 Fences and landscaping - General height limitations.

- (1) On all lots except double frontage lots, fences and similar obstructions shall not exceed four feet in height in front yards, nor six feet in height in any required rear or side yard, unless additional height is authorized by a use permit issued pursuant to Chapter 14.90 BMC (Exceptions). No fence authorized under the provisions of Chapter 14.90 BMC (Exceptions) shall exceed six feet in height in any required front yard, nor eight feet in height in any side or rear yard setback.
- (2) On double frontage lots, fences and similar obstructions shall not exceed four feet in height in front yards, nor six feet in height in any required rear or side yard, unless additional height is authorized pursuant to Chapter 14.90 BMC (Exceptions).
- (3) No fence greater than six feet in height may be authorized by use permit where such fence would be located within 10 feet of a residential structure either within the subject parcel or on an adjacent residential property.
- (4) No fence, wall or other improvement within the sight distance zone, as defined in Chapter 14.10 BMC, shall exceed three feet in height. [Ord. 320 § 1, 1999]

14.60.090 Fences - Multiple-family development.

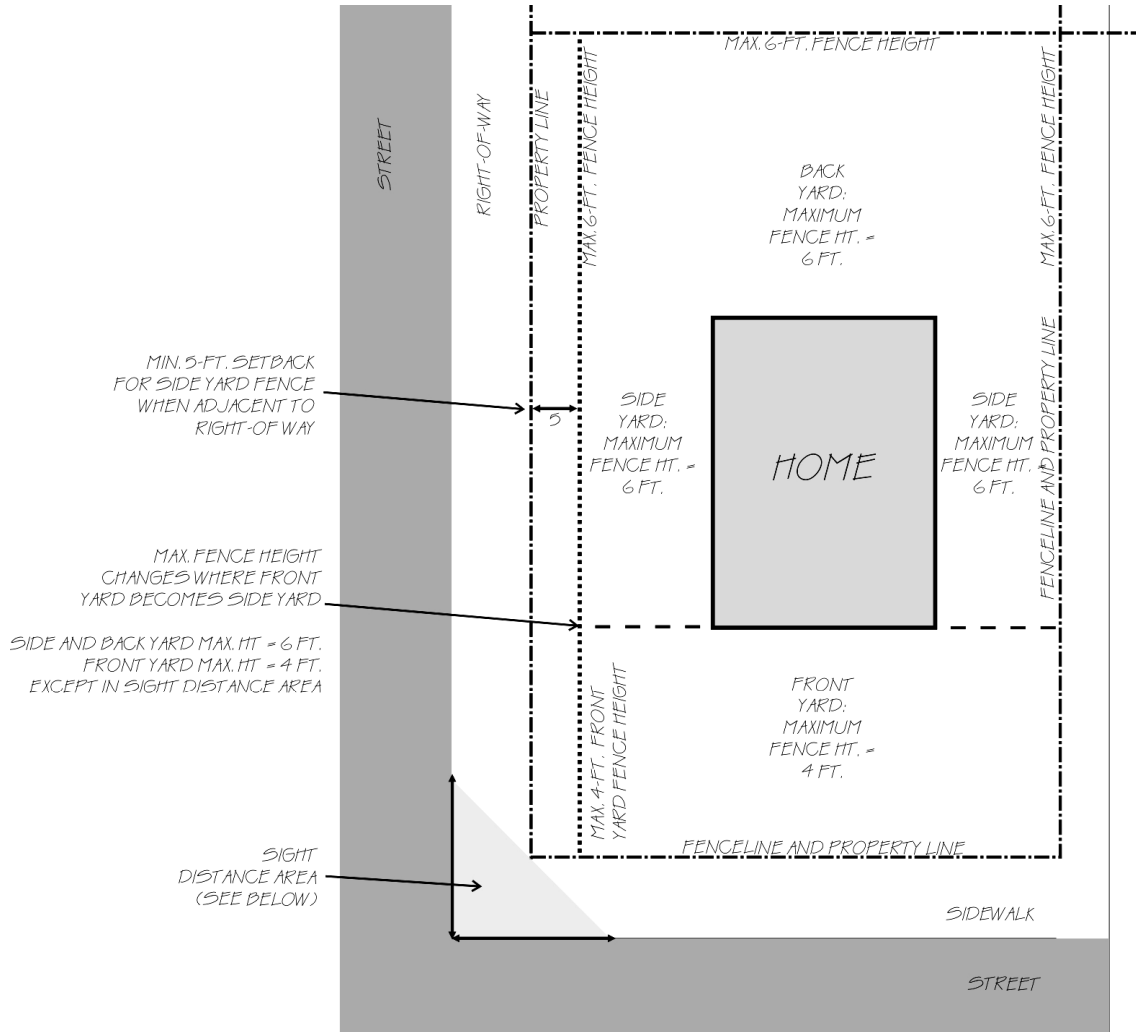
Development of more than two residential units on a parcel shall include the installation of fencing, of the maximum allowable height, along side and rear property lines, except, at the discretion of the planning commission, fencing may not be required in a street-fronting side yard. Additionally, internal fencing should be installed to create private yards of not less than 180 square feet for each ground level dwelling unit. For the development of a single project on more than one parcel, fencing of the maximum allowable height shall be required on the project perimeter rear and side property lines and internally as described above, except, at the discretion of the planning commission, fencing may not be required in a street-fronting side yard. [Ord. 320 § 1, 1999]

14.60.100 Fences - Barbed wire/electrified fence.

- (1) Fences constructed in whole or in part of barbed wire are prohibited in all residential zones. Fences constructed in whole or in part of electrified wire are prohibited in all zones.
- (2) Fences constructed in whole or in part of barbed wire are permitted in industrial zones by right and in other nonresidential zones upon issuance of a use permit as set forth in this title.

- (3) For purposes of this section, barbed wire shall include all other similar materials which incorporate sharp or cutting edges in the fencing material. [Ord. 320 § 1, 1999]

14.10.880 Sight distance area.



“Sight distance area” refers to the area adjacent to road intersections through which visibility must be maintained for safe operation of motor vehicles. Vertically, the sight distance area is located between three feet and 10 feet above the centerline of adjacent roads. The boundary of the sight distance area is a generally triangular zone formed by the right-of-way lines of intersecting streets and a line drawn between points on the right-of-way lines located 30 feet from the intersection of the right-of-way lines. [Ord. 320 § 1, 1999]

Exceptions:

14.90.020 Authority.

The city planner shall, subject to the provisions of BMC 14.05.030, review requests for exceptions and either (1) approve, conditionally approve or deny request for exception, or (2) forward the request for exception to the planning commission for consideration. The city planner or the planning commission shall review and decide the following types of exceptions to site development standards which may be allowed:

- (1) Fences. In any residential district the maximum height of any side or rear yard fence may be increased by a maximum of two feet, where conditions require additional height to maintain adequate privacy and to allow reasonable enjoyment of private yard areas. Fences greater than six feet in height shall not be allowed where residential structures, either within the subject parcel or on an adjacent property, are located less than 10 feet from the subject fence.

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Figure 1.

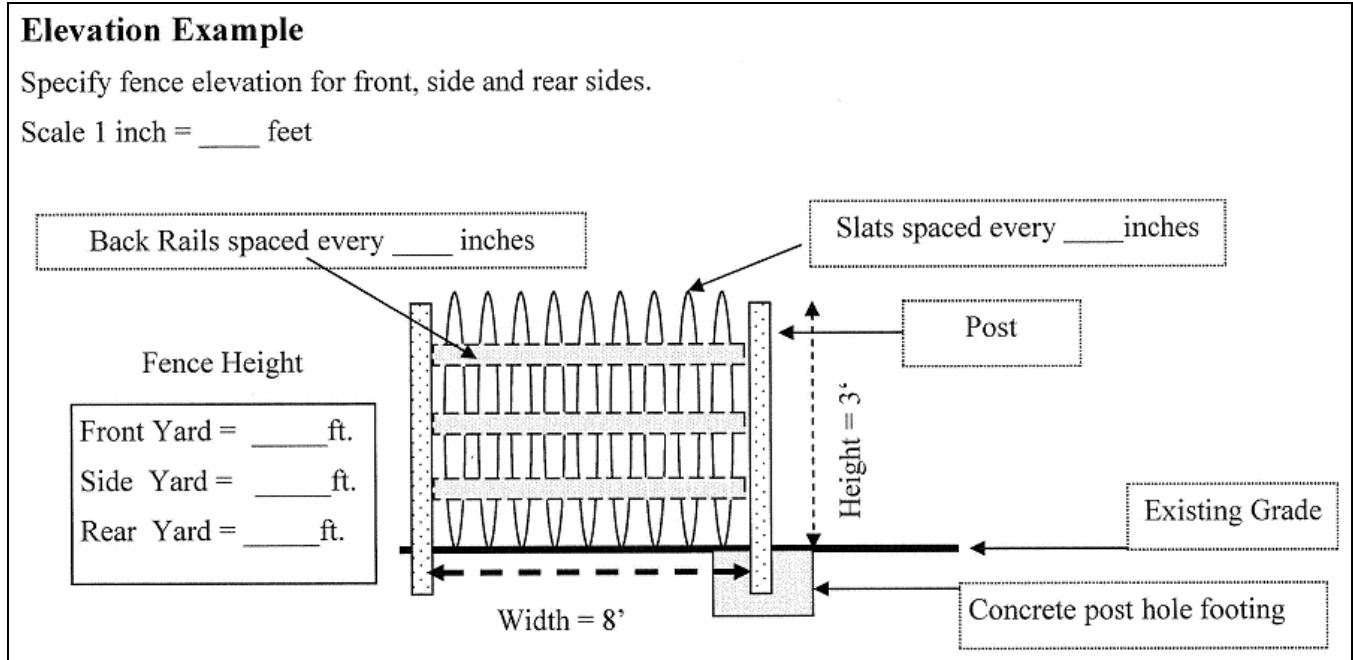


Figure 2.

