

**STEINER RANCH  
RESIDENTIAL DESIGN GUIDELINE MANUAL  
7.5 Fences, Gates & Walls  
Pg. 60-62**

**Goals:**

**Fences, gates and walls designed for separation of functional activities, screening, and privacy.**

Fencing and walls should either be located such that they are unobtrusive or designed as an integrated and complimentary architectural design element.

**Requirements:**

**Fencing Requirements**

Fencing *improvements* are defined as: 1) the construction and installation of the fence and appurtenances, as well as 2) removal or alteration of an existing fence.

Fencing requirements may vary from neighborhood to neighborhood. **Refer to specific Neighborhood Design Guidelines and Supplemental Conditions for specific fence requirements and guidelines.**

The AC must approve all Fencing *improvements*, which differ from the standard approved fencing. Such submittal and approval shall include, but is not limited to, approval of the design, details, heights, material selection, and color selection (paint or stain).

Prior to the occupancy of a *residence* constructed on a Lot within the Property, a wooden (cedar or redwood), vertical slat, privacy fence, with no gap between slats, and no access gate from rear or side property fencing, shall be constructed to enclose the backyard.

Permanent fencing must be installed on lots adjacent to greenbelt, park sites, preserve areas, or golf course lots immediately after clearing and prior to foundation construction. No gates allowed in fences between unit and open space.

The fence shall not extend nearer to the front street than 2 feet behind the front wall of the principal building, not more than twenty (20') from the front corner of the home, and not nearer to any side street than the minimum set back line. Any fence to be constructed on a Lot, other than the required fence, requires the prior written consent of the AC.

Chain link fencing is not permitted except in areas specifically required by governing agencies or as originally constructed and installed by the Developer.

As an exception, chain link fencing is permitted at tennis courts, lift stations and major water or wastewater infrastructure apparatus, but must be appropriately screened with approved fabric, mesh or landscape screening.

**No plastic or wire fences are permitted.**

Lots, which abut a “greenbelt” area along the rear property line, may choose to install wrought iron fencing in place of the approved wood fencing, without prior approval from the AC. This applies to the rear property line only. Side and front fencing requirements remain the same.

Fences abutting a street, or which are visible from a street, permanent open space, or greenbelt area must be constructed with the finished side facing the street or open space. These fences may be double-faced.

Fencing which abuts major thoroughfares (as determined by the AC) must be coordinated with, and approved by the AC prior to installation.

The AC may, in its discretion, prohibit the construction of any other proposed fence or require that any other proposed fence be screened by vegetation or otherwise so as not to be visible from other portions of the Property.

A fence may not be located within a front or side street building setback (variances will be considered on a case-by-case basis).

Approved front or side street facing fencing located outside the building setback line does not require screening. Fences within a side street setback will be considered as a variance if a landscape plan is submitted and approved indicating the installation of “screening” plant material (See Landscape Design, Section 8.1). All fence and planting *improvements* within the R.O.W./setback are at *owner/builder* risk and subject to removal.

Wherever a variance has been granted, an angled corner fence is required in locations where the fence extends beyond the building setback line and “returns” to a rear yard property line (See diagram, Landscape Design, Section 8.1).

The plot plan must show the fence location and indicate the method that the fence will be screened with existing or proposed plant material to soften the visual impact of a fence in close proximity to the street.

It is the responsibility of the *owner/builder* to ensure adequate visibility for vehicles looking beyond the fence and landscaping.

Fences within front yard setbacks must be approved by the AC.

**Gate Requirements**

Gates must be constructed of the same materials as the fence it is being installed in. Decorative or ornate hardware on the gate must be submitted to the AC for approval.

Gate openings are limited to a single gate not to exceed 4’ in width or a double gate not to exceed 7’ in width. One gate opening will be allowed on each side of the residence. No gates will be allowed into Greenbelts or Open Space areas.

**Wall Requirements**

All freestanding walls must be approved by the AC. Submission of a Modification Application is required in every instance. Each application will be assessed on a case by case basis.

Walls, courtyard walls, and/or wastewater lift station walls may not exceed six feet (6') in height without further approval from the AC. Walls that project in a way to reveal their thickness must return or terminate with a 12" x 12" minimum column. Walls must also be constructed of complimentary materials colors to the residence.