

**Sec. 26-413. - Wall, fence or hedge permitted.**

- (a) *Within required front yard.* Except as otherwise stated below, walls, fences, and hedges within the required front yard shall not exceed a maximum height of forty-two (42) inches (three (3) feet, six (6) inches). Nonsolid walls and fences in excess of forty-two (42) inches and up to a maximum height of six (6) feet may be erected provided that the portion in excess of forty-two (42) inches shall be constructed of decorative wood, wrought iron, tubular steel, or like material such that at least seventy (70) percent of the plane of the fence or wall in excess of forty-two (42) inches in height is open. Columns, posts, and pillars may be incorporated into the design of the fence or wall if the requirement for visibility is met.
- (1) *Corner cutback area.* On corner lots, walls, fences, hedges, trees, or other physical obstructions shall not exceed a maximum height of thirty-six (36) inches (three (3) feet) within a triangular area formed by lines extending fifteen (15) feet along the front and side property lines from the intersecting point of the front property line and street side property line, and a diagonal line connecting the two (2) lines.
- (b) *Within areas other than required front yard.* Walls and fences within areas other than the required front yard shall not exceed a maximum height of six (6) feet, with the exception that walls and fences in excess of six (6) feet and up to a maximum height of seven (7) feet may be permitted subject to approval of an administrative use permit pursuant to the provisions of sections 26-270 through 26-274. Such walls and fences in excess of six (6) feet shall require the issuance of a building permit.
- (1) *Findings.* Before an administrative use permit may be granted for a wall or fence in excess of six (6) feet, the following findings shall be made:
- a. That the proposed wall or fence is needed to provide safety, security, and/or privacy for the subject property.
- b. That the proposed wall or fence will not unreasonably disrupt access to light and views or otherwise infringe upon the use and enjoyment of adjacent properties.
- c. That the proposed wall or fence has been designed in an architecturally integrated manner and utilizes materials that are complimentary to and compatible with the surrounding area.
- (c) *Reverse corner lots.* For single-family residential corner lots where the house has the frontage facing the side yard, the front yard for fencing purposes, shall be subject to the approval of the planning director. In such cases, notification of the adjacent property owners shall be required prior to approval by the planning director.
- (d) *Walls and fences adjacent to arterial streets.* For single-family residential lots, walls, fences, and hedges along the side and rear property lines adjacent to the rights-of-way of streets designated as principal or minor arterials on the master plan of streets and highways shall be permitted up to a maximum height of eight (8) feet, provided that walls and fences in such locations shall also be subject to the height restrictions contained in subsection (a) (1) and (e), where applicable. Such walls and fences in excess of six (6) feet shall require the issuance of a building permit. In locations described above, a masonry wall eight (8) feet in height shall be required on lots for which building permits for new single-family residences are obtained after 1989.
- (e) *Hedges adjacent to arterial streets and commercial zones.* For single-family residential lots, hedges along the side and rear property lines adjacent to the rights-of-way of streets

designated as principal or minor arterials on the master plan of streets and highways and adjacent to commercially-zoned properties shall be permitted up to a maximum height of ten (10) feet, provided that hedges in such locations shall also be subject to the height restrictions contained in subsections (a)(1) and (f), where applicable.

- (f) *Driveway cutback area.* Where a driveway provides direct access to a street (not including alleys), no hedge, solid wall or fence in excess of forty-two (42) inches in height shall be permitted within a triangular area formed by one line extending along the edge of the driveway for the first ten (10) feet inward from the inner edge of the sidewalk or the edge of the street (if no sidewalk exists), one (1) line extending outward ten (10) feet at a ninety (90) degree angle from the first line, and a diagonal line connecting the two lines. Nonsolid walls and fences up to a maximum height of six (6) feet may be erected provided that the portion in excess of forty-two (42) inches shall be constructed of decorative wood, wrought iron, tubular steel, or like material such that at least seventy (70) percent of the plane of the fence or wall in excess of forty-two (42) inches in height is open. Columns, posts, and pillars may be incorporated into the design of the fence or wall if the requirement for visibility is met. This restriction shall apply to all portions of the triangular area encompassing the subject and any adjoining properties.
- (g) *Construction material.* All walls and fences shall be constructed of appropriate and durable materials, such as wood, wrought iron, tubular steel, concrete, brick, stone, or similar material. Materials of poor quality or unattractive appearance, such as unfinished plywood, fiberglass, corrugated metals, and bare metal wire (whether barbed, razor, or smooth) shall be prohibited. The use of chain link fencing material shall be prohibited within the required front yard area.
- (h) *Maintenance.* Maintenance and repair of all walls and fences adjacent to street rights-of-way relating to aesthetics and structural safety, such as paint, mortar, loose blocks, or damaged sections, shall be the sole responsibility of the owner of the property on which the wall is located. Graffiti removal shall be subject to the provisions of chapter 15, article V of the West Covina Municipal Code.
- (i) *Standards.* Where more than one (1) of the above standards apply to the same area, the more restrictive standard shall apply.

(Code 1960, § 10702.12; Ord. No. 1333, § 1, 4-25-77; Ord. No. 1389, § 1, 6-26-78; Ord. No. 1808, § 1, 2-13-89; Ord. No. 1910, § 2, 10-13-92; Ord. No. 2029, § 3, 3-16-99; Ord. No. 2030, § 4, 4-20-99; Ord. No. 2047, § 3, 1-18-00; Ord. No. 2094, § 2, 1-21-03; Ord. No. 2184, § 3(Exh. A), 12-16-08)

### **Sec. 26-414. - Retaining walls and elevated structures.**

- (a) *Definitions.* For the purposes of this section, the following definitions shall apply:
- (1) "Retaining wall" shall mean a wall designed to resist the lateral displacement of soil or other materials. The height of a retaining wall shall be measured at continuous points along the length of the wall from the top of the wall to the lowest adjacent finished grade.
  - (2) "Landscaped crib wall" shall mean a type of retaining wall comprised of a hollow rectangular cribwork of logs, timbers, reinforced concrete beams, or steel beams filled with soil or rock, designed with vines and/or other planting extended across the face of the wall.
  - (3) "Elevated structure" shall mean any deck, patio, view platform, tennis or sport court, or other similar structure which is elevated above finished grade. The height of an elevated structure shall be measured at continuous points around the perimeter of the

- structure from the top of the finished floor or slab level of the structure to the lowest adjacent finished grade.
- (4) "Screened wall or fence" shall mean any wall or fence, other than a retaining wall, designed and constructed for the purposes of screening, security, and/or separation of property.
  - (5) "Screen wall or fence, solid" shall mean any screen wall or fence comprised of a material such that more than thirty (30) percent of the view through the fence or wall is obstructed.
- (b) *Exemptions.* The following types of retaining walls and elevated structures shall be exempt from the regulations of this section regardless of their height:
- (1) Retaining walls and elevated structures that are not readily visible from the ground level of surrounding properties or public rights-of-way as determined by the planning director.
  - (2) Retaining walls necessary for reasons of emergency slope stabilization and/or public safety as determined by the city engineer.
  - (3) Decks or balconies not exceeding two hundred (200) square feet in area which take direct access from the second story of a residence and do not extend horizontally over an area with a horizontal to vertical slope ratio of three to one (3:1) or steeper.
- (c) *Administrative use permit required.* Unless otherwise exempt pursuant to subsection (b) above the following types of retaining walls and structures may only be constructed with the approval of an administrative use permit as set forth in article VI, division 5 of this chapter:
- (1) Any retaining wall or elevated structure in excess of four (4) feet in height.
  - (2) Any retaining wall or elevated structure constructed in combination with a screen wall or fence above, such that the combined height exceeds eight and one-half (8.5) feet. Wall and fence surfaces, or portions thereof, that are not solid as defined in subsection (a)(4) above shall not be counted toward the measurement of height.
  - (3) Any structure constructed on top of an area of artificial fill created by a retaining wall or constructed on top of an elevated structure proposed or approved pursuant to subsections (1) and (2) above, such that any portion of such structure is located within five (5) feet of the edge of the retaining wall or elevated structure. Such structures shall not be subject to the maximum height limits pursuant to subsection (d) below.
- (d) *Maximum height.* Except for those walls and structures exempted pursuant to subsection (b) above, no retaining wall (except for a landscaped crib wall) or elevated structure shall exceed a maximum height of eight (8) feet, and no landscaped crib wall shall exceed a maximum height of fifteen (15) feet. The height of screen walls and fences constructed above retaining walls and elevated structures shall comply with the standards set forth in section 26-412 of this article.
- (e) *Parallel retaining walls and fences.* Any retaining walls constructed in combination with other retaining walls, screen walls and/or fences on the same property that are separated and approximately parallel to each other shall be separated by a horizontal distance of three (3) feet or greater. Where two (2) or more walls and/or fences are approximately parallel to each other and separated by a horizontal distance of less than five (5) feet, the parallel walls and/or fences shall be treated as a single wall and the height shall be measured at continuous points from the lowest adjacent finished grade of the lowest wall or fence segment to the top of the highest wall or fence segment. The area between parallel retaining walls and other walls and fences shall be landscaped such that a minimum of two-thirds (2/3) of the wall surface will be screened from view once the landscaping reaches maturity.
- (f)

*Maintenance.* It shall be the responsibility of the property owner, or other person leasing, occupying, or having charge or possession of a property to properly maintain all retaining walls, including any associated drainage and irrigation systems, in a safe and undamaged condition. All landscaping required per this section shall be maintained in compliance with the standards set forth in section 26-414 of this article.

- (g) *Submittal requirements.* In addition to the application requirements set forth in division 1, article VI of this chapter, the following information shall also be provided:
- (1) Site plan for the entire site indicating the proposed location of the retaining wall or elevated structure. The plan shall include existing and proposed topographic contours, existing trees and vegetation, elevations for the top and bottom of the proposed wall or structure, and the setback from all property lines.
  - (2) Elevation drawings depicting the proposed architectural treatment, including proposed colors and materials.
  - (3) Cross-section of the proposed retaining wall or elevated structure at its point of maximum height indicating the existing and finished grade and the height of the structure as it relates to the finished grade.
  - (4) Landscape/irrigation plan indicating the size and species of all proposed plant materials.
- (h) *Findings.* Before an application for an administrative use permit for a retaining wall/elevated structure may be granted, the following findings shall be made:
- (1) The proposed retaining wall, elevated structure, and/or other structure, has been designed so as to substantially minimize any adverse aesthetic and visual impacts as visible from surrounding properties and public rights-of-way.
  - (2) The proposed retaining wall, elevate structure, and/or other structure complies with the following design standards:
    - a. *Colors and materials.* Decorative materials and/or design elements shall be used as necessary to enhance the aesthetic appearance of the retaining wall or structure. Suggested materials include, but are not limited to, stone, masonry, wood, textured poured concrete, and textured colored precision block with colored grout. Natural and earth-tone colors should be utilized for retaining walls to blend the wall with existing surroundings. A variation in design or materials should be used where necessary to break up large masses and/or add visual interest.
    - b. *Landscaping.* Landscaping shall be integrated into the design of the retaining wall or elevated structure as necessary to screen the retaining wall or structure from open view. Where required, a landscape and irrigation plan shall be reviewed and approved by the planning director. Selected plant species shall be drought tolerant and fire resistant. Suggested plants include, but are not limited to, Arbutus unedo (Strawberry Tree), Nandina domestica (Heavenly Bamboo), Parthenocissus tricuspidata (Boston Ivy), Photinia (Photinia), Pittosporum tobira (Mock Orange), Rhus lancea (African Sumac), Ribes (Currant or Gooseberry), and Xylosma congestum (Shiny Xylosma).
    - c. *Wall separation.* Retaining walls shall be separated into terraced segments where necessary to break up large undifferentiated masses.
    - d. *Privacy impacts.* Retaining walls and structures shall be located and designed to avoid unreasonable interference with the privacy of surrounding properties.

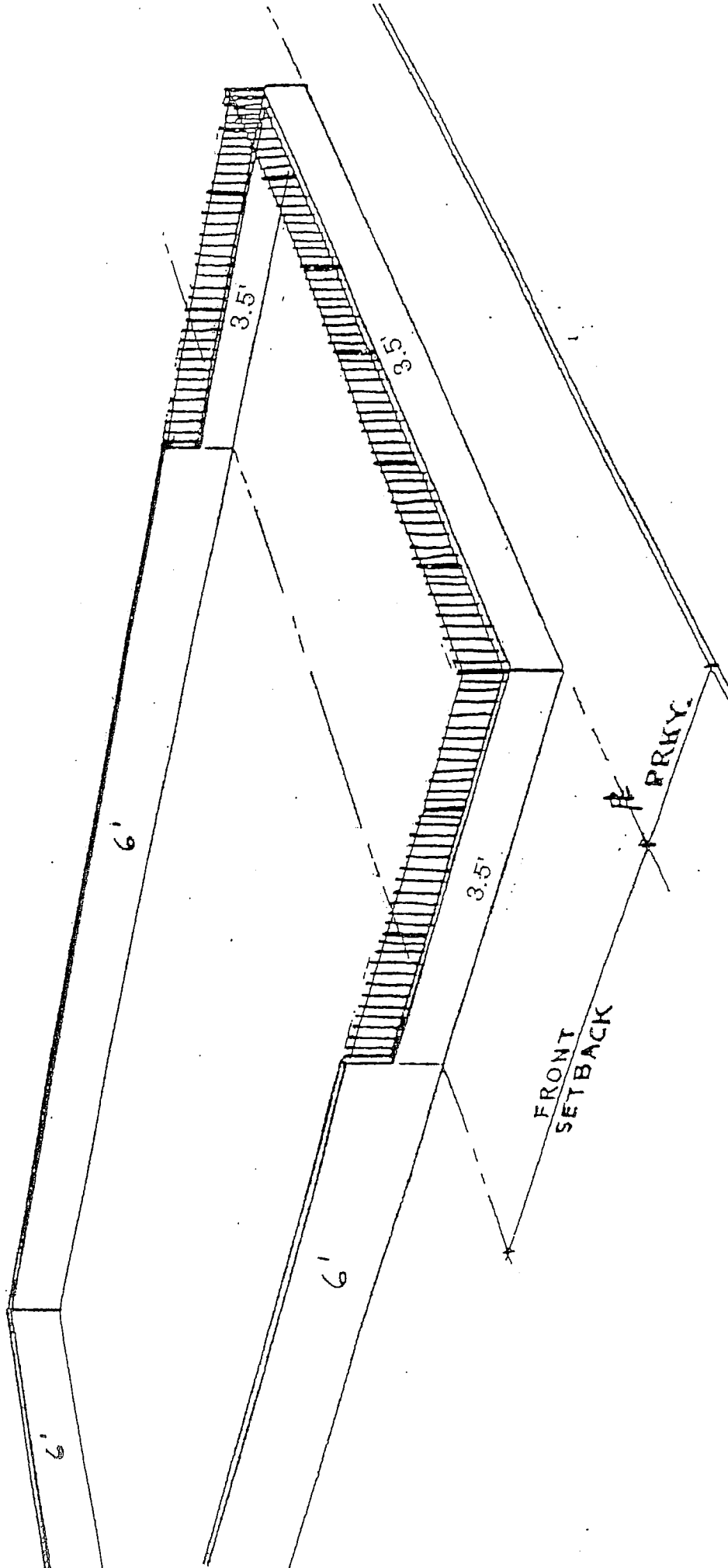
(Ord. No. 1988, §§ 1, 2(Amd. 274, Exh. A), 2-18-97; Ord. No. 1992, §§ 1, 2(Amd. 277, Exh. A), 4-1-97; Ord. No. 2030, § 4, 4-20-99)

Sec. 26-413

(a)

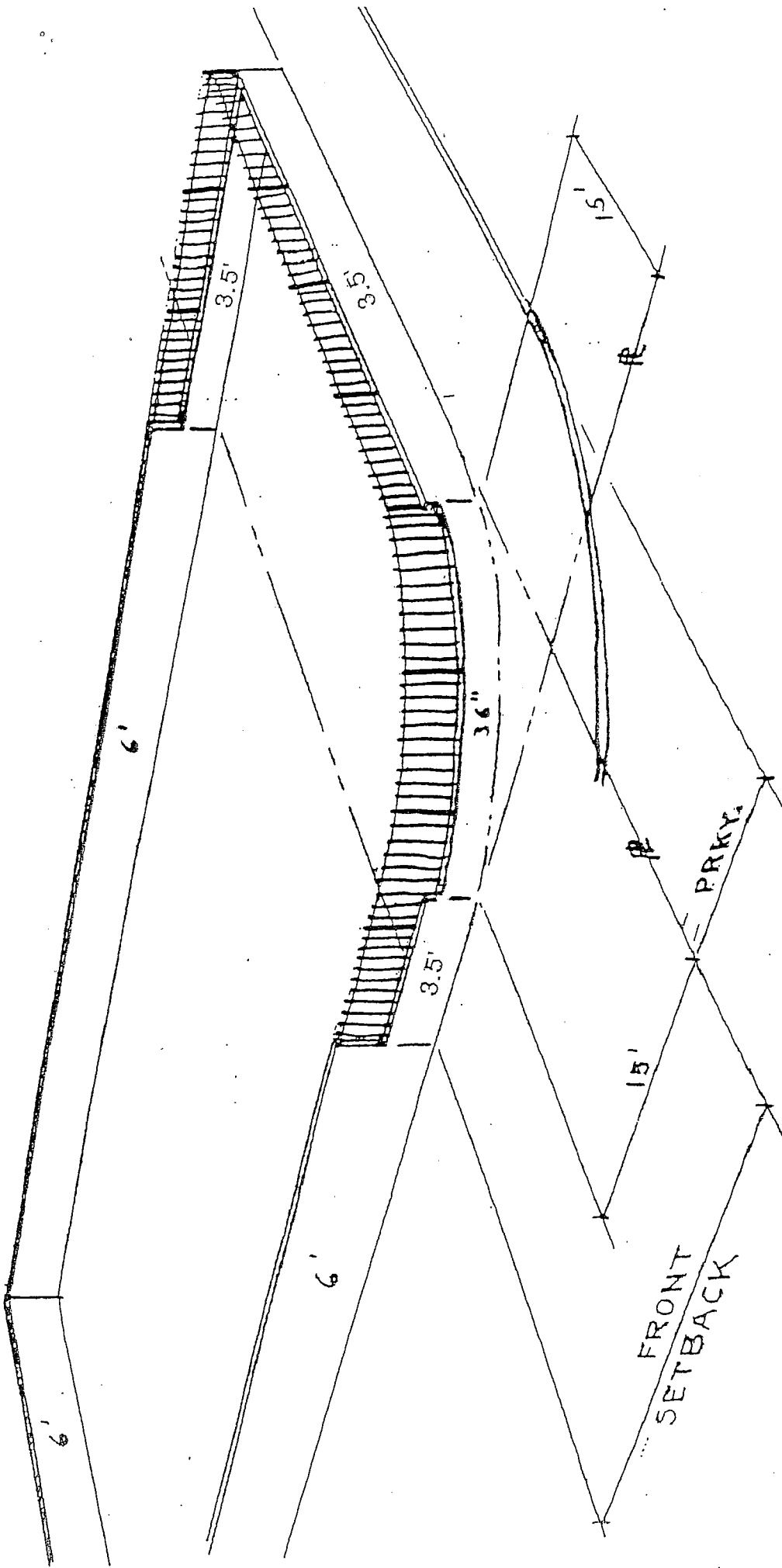
WALL, FENCE OR HEDGE PERMITTED

Walls, fences, and hedges within the required front yard shall not exceed a maximum height of 3 feet, 6 inches. Nonsolid walls and fences in excess of 3 feet, 6 inches and up to a maximum height of six (6) feet may be erected provided that the portion in excess of 3 feet, 6 inches shall be constructed of decorative wood, wrought iron, tubular steel, or like material.



ADDITION TO  
EXISTING MAX. WALL HEIGHTS  
INTERIOR LOT

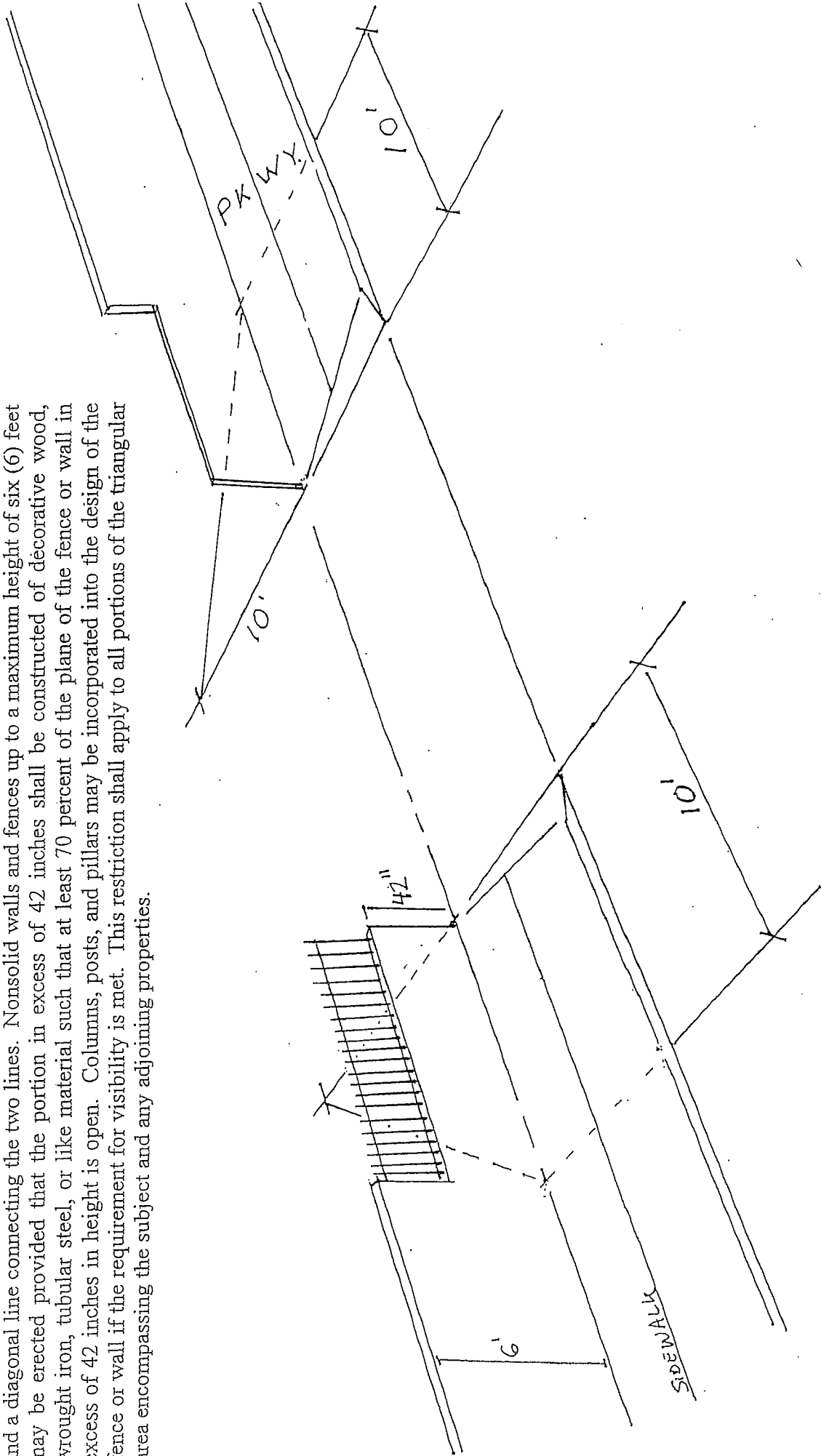
Fig. 1

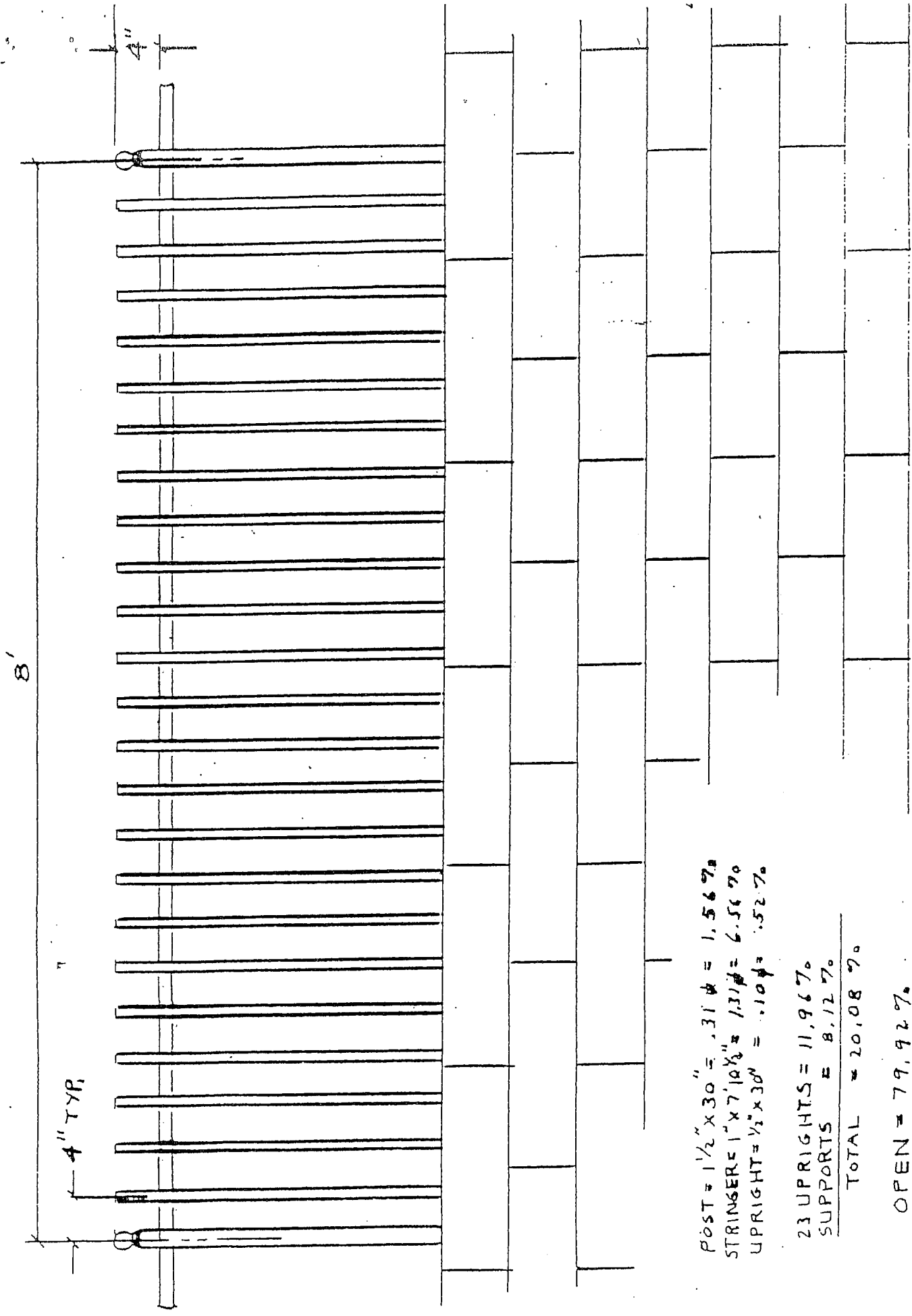


ADDITION TO  
 EXISTING MAX. WALL HEIGHTS  
 CORNER LOT-OPTION 2

**Sec 26-413. (e) Driveway cutback area**

Where a driveway provides direct access to a street (not including alleys), no hedge, solid wall or fence in excess of 42 inches in height shall be permitted within a triangular area formed by one line extending along the edge of the driveway for the first ten (10) feet inward from the inner edge of the sidewalk or the edge of the street (if no sidewalk exists), one line extending outward ten (10) feet at a 90 degree angle from the first line, and a diagonal line connecting the two lines. Non-solid walls and fences up to a maximum height of six (6) feet may be erected provided that the portion in excess of 42 inches shall be constructed of decorative wood, wrought iron, tubular steel, or like material such that at least 70 percent of the plane of the fence or wall in excess of 42 inches in height is open. Columns, posts, and pillars may be incorporated into the design of the fence or wall if the requirement for visibility is met. This restriction shall apply to all portions of the triangular area encompassing the subject and any adjoining properties.





POST =  $1\frac{1}{2} \times 30$  = .31  $\phi$  = 1,567%  
 STRINGER =  $1 \times 7'10\frac{1}{2}$  = 1.31  $\phi$  = 6,567%  
 UPRIGHT =  $\frac{1}{2} \times 30$  = .10  $\phi$  = .527%

23 UPRIGHTS = 11,967%  
 SUPPORTS = 8,127%

TOTAL = 20,094%

OPEN = 79,927%

FIG. 2



OVERHEAD CLEARANCE LINE

72" MIN.

PARKWAY

SIDE CLEARANCE LINE

6"

PROPERTY LINE

SIDEWALK

CURB & GUTTER

CROSS SECTION

REQUIRED CLEARANCE OF PRIVATE PROPERTY LANDSCAPING AT SIDEWALKS FOR PEDESTRIAN CLEARANCE.

WEST COVINA MUNICIPAL CODE SECT. 7409, (MARCH, 1967.)

CITY OF WEST COVINA  
ENGINEERING DEPT.

STANDARD  
SIDEWALK CLEARANCE FOR  
TREES & HIGH SHRUBS.

DRAWN : W.R.C.

SCALE : NONE

CHECKED :

DATE : 2-21-67.

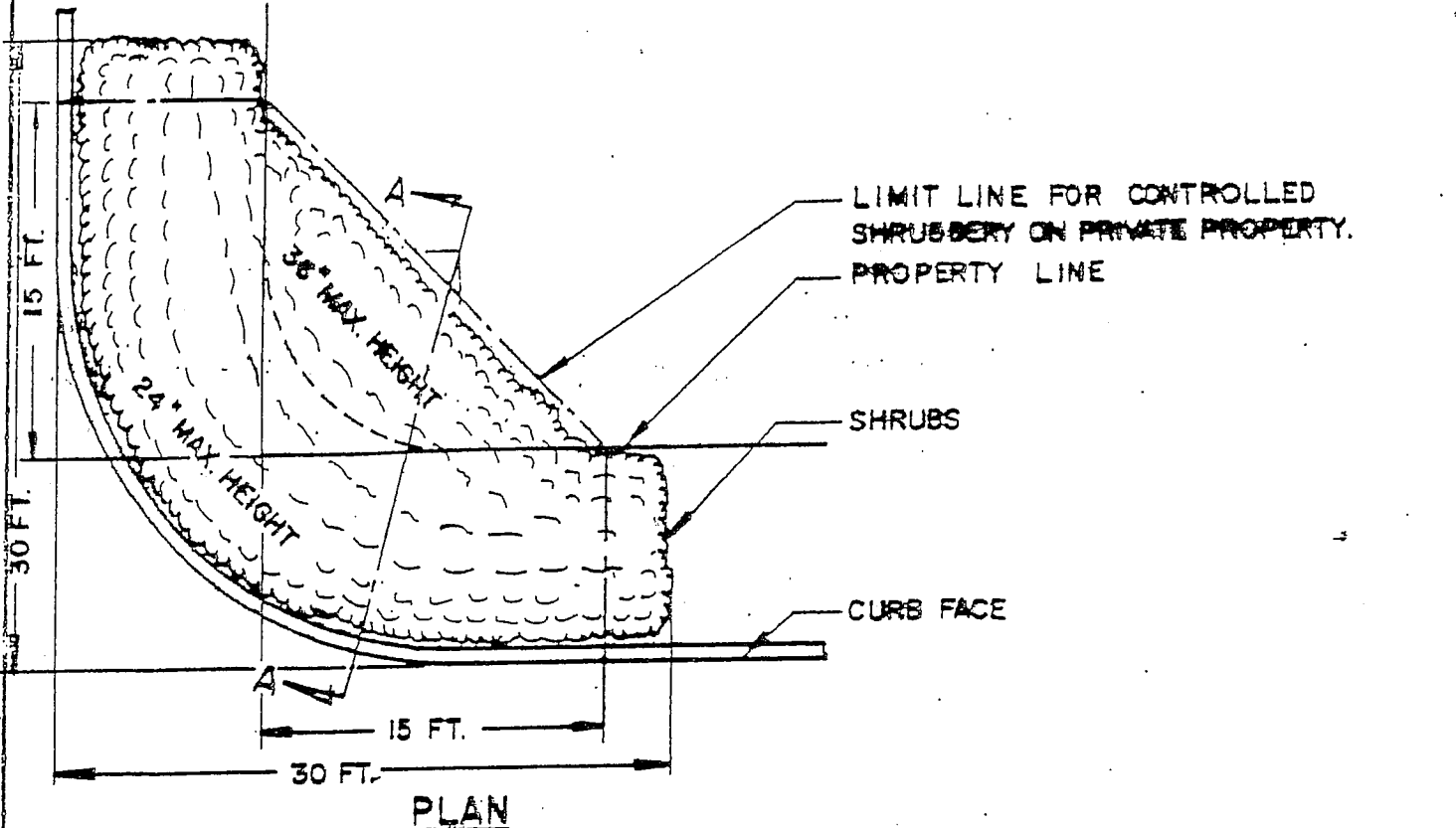
APPROVED *R.E. Pontow*  
R.E. 7875 CITY ENGINEER

DRAWING NO.  
A-132

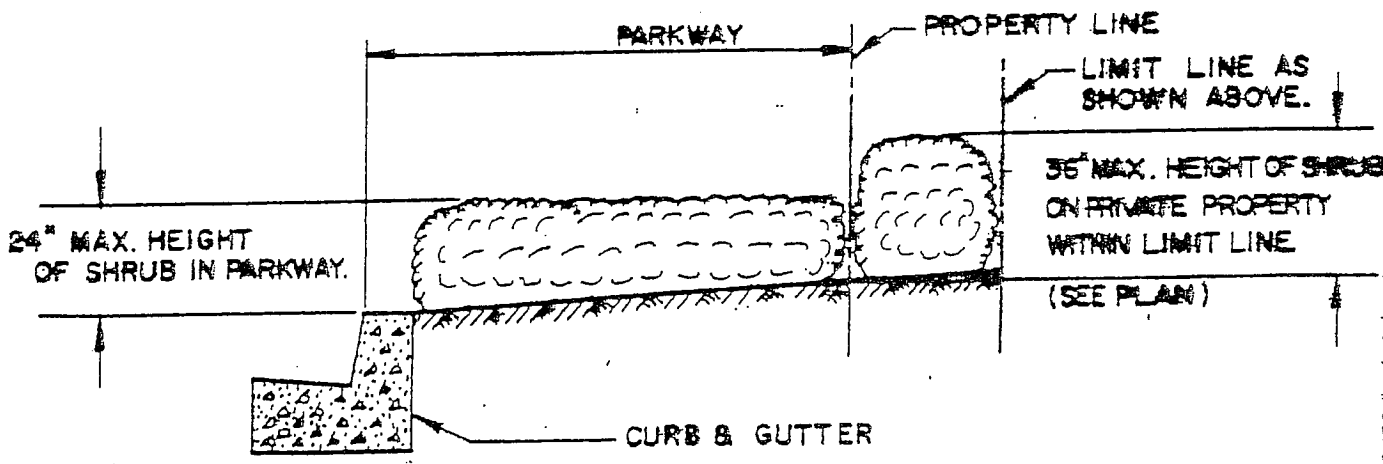
REVISED

APPROVED

NOTE: SEE DWG. A-133 FOR MID-BLOCK  
PARKWAY CLEARANCE FOR SHRUBS.



PLAN



SECTION AA

REQUIRED CLEARANCE ON LANDSCAPING  
AT STREET INTERSECTIONS FOR  
TRAFFIC VISIBILITY.

WEST COVINA MUNICIPAL CODE SECTS. 3153  
& 9220.11, (MARCH, 1967)

<b>CITY OF WEST COVINA</b> <b>ENGINEERING DEPT.</b>	
<b>STANDARD</b> <b>CORNER PARKWAY CLEARANCE</b> <b>FOR SHRUBS.</b>	
DRAWN : W.R.C.	SCALE : NONE
CHECKED :	DATE : 2-21-67.
APPROVED: <i>R.E. Bontow</i>	DRAWING NO.
R.E. 7875 CITY ENGINEER	A-134

REVISD	APPROVED
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