



City of Rocklin

Code Compliance Division

3970 Rocklin Road

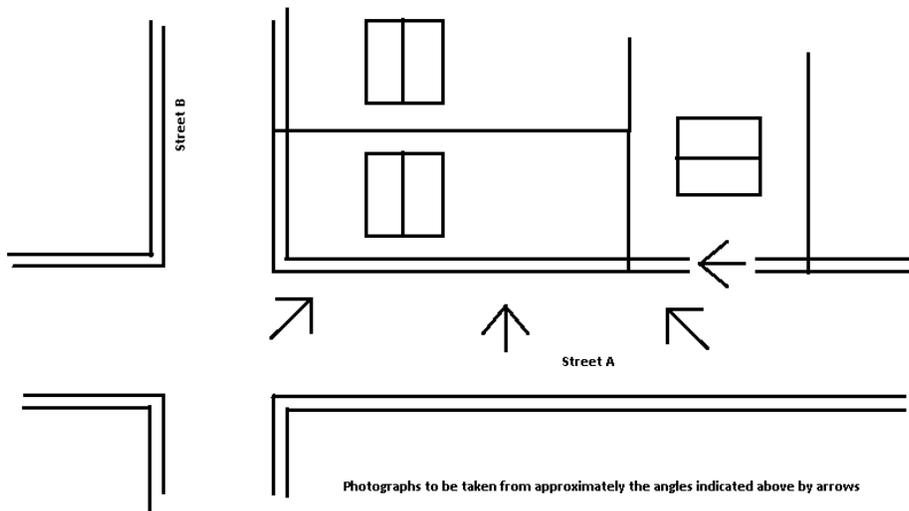
Rocklin, California 95677

Phone (916) 625-5498 FAX (916) 625-5195

Reverse Corner Lot Fencing Variance Application

The following information shall be submitted to Rocklin Code Compliance prior to the construction of any fence on a reverse corner lot that does not comply with Rocklin Municipal Code Section 17.76.010:

1. A completed application form and any other information as determined by the Community Development Director to be necessary to evaluate the request.
2. A minimum of four photographs of the side yard area where the fence is proposed to be located taken from approximately the four viewing angles indicated by arrows below.



3. A site plan that graphically depicts the proposed location of the fence in relation to the street, property lines, driveways, swimming pools, homes and other structures.
4. A completed agent authorization form, if the applicant is not the property owner.

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For Staff Use Only:		
Date of Application: _____	Received By: _____ <small>(Staff Initials)</small>	File Number: _____
Fees: <u>None</u> Code Enforcement field verification and recommendation returned on _____		
THE REVERSE CORNER LOT FENCING VARIANCE DESCRIBED IN THIS APPLICATION IS HEREBY APPROVED / DENIED		
_____ Signature of Director of Community Development		_____ Date

APPLICATION INFORMATION

1. LOCATION: _____

2. ASSESSOR'S PARCEL NUMBER: _____

3. IS THERE A CURB? Yes / No IS THERE A SIDEWALK? Yes / No

4. WHERE IS YOUR SIDE STREET PROPERTY LINE LOCATED IN RELATION TO THE BACK OF SIDEWALK, CURB, OR STREET PAVING AS APPLICABLE?

5. WHERE IS THE FENCE PROPOSED TO BE LOCATED RELATIVE TO THE SIDE STREET PROPERTY LINE?

6. Describe of the type of fencing to be proposed to be used?

7. Please check to acknowledge that you have read and understand each of the below noted items:

_____ **IN MOST PLACES A 10' TO 12' FOOT WIDE "PUBLIC UTILITY EASEMENT" IS LOCATED ALONG THE STREET PROPERTY LINES OF SINGLE FAMILY LOTS. VARIOUS UTILITIES MAY HAVE FACILITIES LOCATED WITHIN A PUBLIC UTILITY EASEMENT. SHOULD THE NEED ARISE, THE UTILITIES HAVE THE RIGHT TO PERFORM WORK WITHIN THE EASEMENT AREA WITHOUT LIABILITY FOR ANY DAMAGE THAT MAY RESULT TO FENCES, LANDSCAPING, AND OTHER IMPROVEMENTS THE PROPERTY OWNER MAY HAVE PLACED WITHIN THE EASEMENT AREA.**

_____ **IT IS STRONGLY RECOMMENDED THAT BEFORE DIGGING FENCE POSTS OR MAKING ANY OTHER EXCAVATIONS WITHIN A PUBLIC UTILITY EASEMENT THAT YOU FIRST CONTACT UNDERGROUND SERVICE ALERT (USA), A FREE SERVICE PROVIDED FOR HOMEOWNERS, EXCAVATORS AND PROFESSIONAL CONTRACTORS WHO ARE DIGGING, EXCAVATING, OR DOING OTHER WORK WITHIN A PUBLIC UTILITY EASEMENT SO THAT YOU CAN FIND OUT IF UNDERGROUND UTILITIES SUCH AS ELECTRIC POWER LINES, NATURAL GAS PIPELINES, COMMUNICATIONS LINES, OR OTHER UTILITY SERVICES MIGHT BE LOCATED WITHIN A FEW FEET OF THE SURFACE WHERE YOU PLAN TO DIG.**

**USA IS AVAILABLE TO TAKE YOUR CALLS FROM 6 A.M. TO 7 P.M., MONDAY THROUGH FRIDAY, EXCEPT FOR HOLIDAYS.
ALL UTILITIES HAVE TWO BUSINESS DAYS (7 A.M. TO 5 P.M.) TO MARK AND LOCATE UNDERGROUND LINES.
USA NORTH (UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA)
811 / 800-227-2600 / WWW.USANORTH.ORG**

PLEASE PRINT OR TYPE:

PROPERTY OWNER

NAME OF PROPERTY OWNER: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF OWNER _____

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

APPLICANT (If different than owner)

NAME OF APPLICANT
(If different than owner): _____

CONTACT: _____

ADDRESS _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF APPLICANT _____

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Authorization to Represent Property Owner for a Reverse Corner Lot Fencing Variance Application

Project Location: _____

Assessor's Parcel Number(s): _____

Property Owners Authorization of Representation

(Please print or Type)

NAME: _____

ADDRESS _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

Signature: _____ Date: _____

Person and firm authorized to represent property owner in this matter

(Please print or Type)

NAME: _____

ADDRESS _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

1. The person or firm named herein is authorized as: Agent _____ Buyer _____ Lessee _____

2. The person or firm named herein is authorized to (check all that are applicable):

_____ Sign any and all papers in my stead, with the exception of the application form.

_____ File any and all papers in conjunction with the aforementioned request, including signing the application.

_____ Speak on behalf of and represent the owner at any meetings with City Staff meeting and/or public hearings.

3. The duration and validity of this authorization shall be:

_____ Unrestricted _____ Valid until: _____

Chapter 17.76 FENCES AND WALLS

Sections:

[17.76.010 Residential zones.](#)

[17.76.011 Lot fencing figure.](#)

[17.76.020 Nonresidential zones.](#)

[17.76.030 Exceptions and deviations.](#)

[17.76.040 Intersection height restriction.](#)

[17.76.050 Materials.](#)

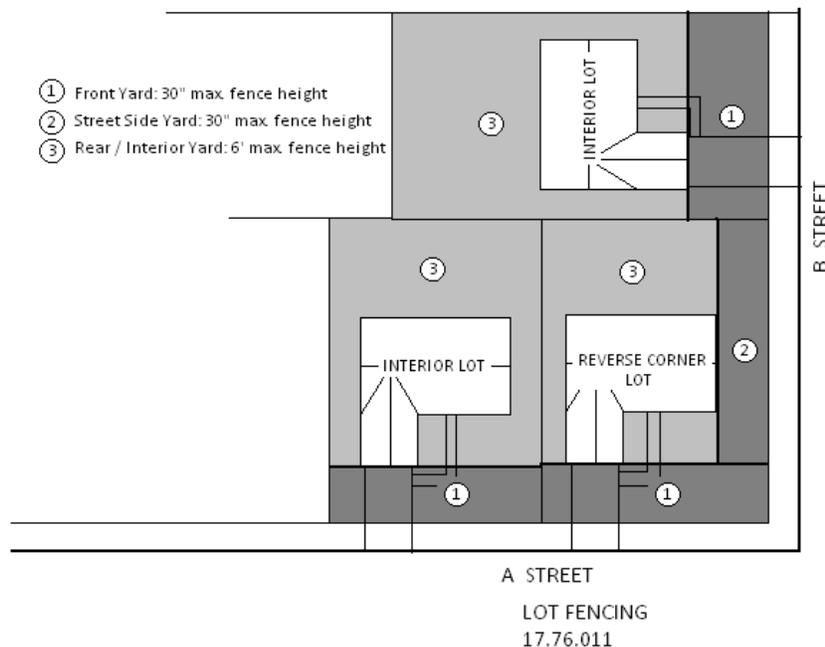
[17.76.055 Chain link fencing rules.](#)

17.76.010 Residential zones.

Fences and walls may be erected in all residential zones as follows:

- A. Within the required front yard setback area of all residential lots fences and walls may be erected to a height not exceeding thirty inches as measured from finished grade, except as allowed in [Section 17.76.030](#)
- B. Within the required street side yard setback area of reverse corner lots (as defined in [Section 16.08.187](#)) fences and walls may be erected to a height not exceeding thirty inches as measured from finished grade.
- C. Outside of the required front yard setback area of interior and corner lots fences and walls may be erected along and inside the interior side, street side, and rear property lines to a height not exceeding six feet as measured from finished grade.
- D. Outside of the required front yard or street side yard setback areas of reverse corner lots (as defined in [Section 16.08.187](#)) fences and walls may be erected along and inside the interior side and rear property lines and inside the line that forms the interior boundary of the street side setback to a height not exceeding six feet as measured from finished grade. See Figure 17.76.011.

17.76.011 Lot fencing figure.



(Ord. No. 977, Exh. B, B8., 10-11-2011)

17.76.020 Nonresidential zones.

Fences and walls may be erected in all nonresidential zones as follows:

- A. Within the required front yard setback area and the required street side yard setback area, as applicable, of nonresidential lots fences, and walls may be erected to a height not exceeding thirty inches as measured from finished grade, except as allowed in [Section 17.76.030](#)
- B. Outside of the required front yard setback area and the required street side yard setback area, as applicable, of nonresidential lots fences, and walls may be erected along and inside the interior side and rear property lines and inside the line that forms the interior boundary of the street side setback to a height not exceeding eight feet as measured from finished grade.

(Ord. No. 977, Exh. B, B8., 10-11-2011)

17.76.030 Exceptions and deviations.

- A. Within the required front yard setback area and the required street side yard setback area, as applicable, of residential lots located within the Rural Estate (RE), Rural Agricultural (RA), and multi-family residential zone districts, and all lots in nonresidential zone districts a decorative, nonsolid, tubular metal fence that is designed to allow visibility through and between the fence members may be erected to a maximum height of six feet.
- B. The height limits specified in Sections [17.76.010](#) and [17.76.020](#) may be exceeded when authorized by an approved conditional use permit.

(Ord. No. 977, Exh. B, B8., 10-11-2011)

- C. Notwithstanding the provisions of 17.76.010, a six foot fence may be located within the street side yard setback of a reverse corner lot, subject to the approval of the planning director, when he/she can make the required findings that the installation of the fence within the setback is not detrimental to the health, safety, or general welfare of the residents of the City of Rocklin, and that the circumstances presented create a traffic/pedestrian interface that is substantially similar to typical residential lots.
 1. The finding shall be based upon the unique circumstances of the layout of the fences, driveways, and relevant features of the applicant's lot and the lot(s) adjacent to the applicant's lot. Factors which could affect the ability to make the required findings include, but are not limited to:
 - The topography of and /or grade differential between the affected lots;
 - The existence of retaining walls and/or the need for retaining walls which may affect sight distance;
 - The presence of unusual road curvatures;
 - The location of the driveway on the lot adjacent to the reverse corner lot fence;
 - Other physical circumstances that would create an inability to comply with standard visibility requirements.
 2. Applications requesting that an administrative variance be issued by the director for a reverse corner lot fence location exception under this section shall be submitted on an application form provided by the City, and shall include at a minimum the name and contact information of the applicant, the site address and assessor's parcel number, a description of the type of fencing to be used and the proposed location. The application shall also include a site plan graphically depicting the proposed location of the fence.
 3. Findings and final determinations made by the planning director may be appealed to the Planning Commission as set forth in RMC. Chapter 17.86.

17.76.040 Intersection height restriction.

Notwithstanding Sections [17.76.010](#), [17.76.020](#) and [17.76.030](#), no fence, wall, or other structure may be erected that is not consistent with the Visibility Requirements contained in the City of Rocklin, Construction Specifications, Improvement Standards, and Standard Drawings approved by the City Council.

(Ord. No. 977, Exh. B, B8., 10-11-2011)

17.76.050 Materials.

Fences and walls may be constructed of:

- A. Wood;
- B. Masonry;
- C. Metal;
- D. Chain link (see Section 17.75.055);
- E. Wire (including barbed wire), only when used to enclose livestock as defined in the Rocklin Municipal Code [§ 6.04.130](#)
- F. Decorative, tubular metal fencing. All tubular fencing shall be dark colored and have a smooth horizontal rail on top, pointed or open rod topped styles are prohibited;
- G. Such other material as may be approved by the community development director.

(Ord. No. 977, Exh. B, B8., 10-11-2011)

17.76.055 Chain link fencing rules.

- A. Chain link fencing, with or without slats, may be used in commercial and industrially zoned areas when approved as part of a design review entitlement.
- B. Chain link fencing, with or without slats, may be used in residential zone districts along interior side or rear lot lines but it may not be used in or along front or street side yards or be visible from the public right-of-way.
- C. Chain link fencing that existed on the effective date of the ordinance codified in this title it shall be treated as follows:
 - 1. In a commercial or industrial zone district in where chain link fencing that had not been approved via a design review entitlement but was otherwise permitted may remain and be maintained.
 - 2. In a residential zone district in where chain link fencing existed along a front or street side yard or was otherwise visible from the public right of way may remain and be maintained. However, when said chain link fencing is replaced an alternative fencing material as set forth in [Section 17.76.050](#) must be used.

(Ord. No. 977, Exh. B, B8., 10-11-2011)

FIELD VERIFICATION BY CODE ENFORCEMENT

I HAVE REVIEWED THE INFORMATION PROVIDED BY THE APPLICANT FOR THE FOLLOWING ADDRESS: _____, VERIFIED AND EVALUATED THE INFORMATION PROVIDED AGAINST THE ACTUAL CONDITIONS ON SITE TO DETERMINE IF AN UNSAFE SITUATION COULD RESULT FROM THE CONSTRUCTION OF A FENCE IN THE LOCATION AND AT THE HEIGHT INDICATE IN THIS APPLICATION SUBMITAL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING SPECIFIC FACTORS:

1. Is there unique topography and /or a grade differential between the affected lots that has the potential to result in a site distance limitation if the fence is constructed as proposed: Yes / No

Explain: _____

2. Are there retaining walls and/or the reasonably foreseeable need for retaining walls in the future which may negatively affect sight distance if the fence is constructed as proposed: Yes / No

Explain: _____

3. Is there any unusual road curvatures and or alignment that has the potential to result in a site distance limitation if the fence is constructed as proposed: Yes / No

Explain: _____

4. Would the location of the driveway on the lot adjacent to the reverse corner lot fence result in a site distance limitation for vehicles backing out of said driveway if the fence is constructed as proposed: Yes / No

Explain: _____

5. Is there any other physical circumstances at this location that would create an inability to comply with standard visibility requirements if the fence is constructed as proposed: Yes / No

Explain: _____

6. Other: _____

Based upon the unique circumstances of the layout of the fences, driveways, and other relevant features of the applicant's lot and the lot(s) adjacent to the applicant's lot I find that approval of this application WOULD / WOULD NOT result in a potentially unsafe situation and therefore I recommend that the application be:

APPROVED / APPROVED WITH THE ATTACHED CONDITIONS / DENIED

Signature of Code Enforcement Officer

Date