



Cameron Park Fence Guidelines

Fences are one of the many property improvements that residents use today to protect privacy and pets as well as establishing property lines. While we may think there is a basic right to put up a fence with any design, it is not the case. Height, placement, and design with a design review approval from the CPCSD is required and permission from a joining neighbor is recommended.

Many disputes about fences can arise when homeowners do not understand fence laws in El Dorado County. There are laws and regulations for fences within El Dorado County to help residents protect themselves from those issues which create domestic disputes.

The following guidelines will help you understand the Cameron Park requirements with fences. These guidelines are written using the El Dorado County Code 130.30.070. Please review these guidelines when planning a fence project. Remember, it is always a good idea to do your due diligence and get your approvals prior to starting the project.

Fence Height:

Back yard fences – Not to exceed 7' maximum height with CPCSD ARC approval. This includes lattice tops, header, and kickers. The height is measured from the natural grade to the top of the highest point of the fence construction. Any fences over 7' tall will require CPCSD and El Dorado County permits.

Side Yard fences – Not to exceed 7' maximum height with CPCSD ARC approval. This includes lattice tops, headers, and kickers. This is within the front setback established in your CC&Rs. If your side yard fence encroaches into your front setback, then the fence must stair step down to a maximum of 48" if it is 50% open construction or 40" if it is closed construction (Open meaning not fully closed to visibility).

Front yard fences – Not to exceed 40" if the fence is of closed construction and a maximum of 48" if the fence is 50% open construction. CPCSD ARC approval is required. No lot shall have a frontage fence over 48" (open construction) or 40" (closed construction) enclosing the frontage of a property. Lots with multiple road frontages will require additional setbacks for cross visibility.

No frontage fence will be permitted within 10' of the front property line or easement. If you need to have your easement established, please contact EDC County Planning Department.

Design:

Architectural designed fences with wood, construction such as redwood slat and pressure treated posts will be acceptable pending the ARC review. Additionally, steel fabricated framed fences, steel posts, wrought iron fences with harmonious designed features are acceptable.

Chain link, barb wire, and agricultural wire fencing will not be permitted. All fence designs are subject to review and approval by the Cameron Park Community Services District Architectural Review Committee to determine if the fence design meets CC&Rs, EDC Code and the design intent for that neighborhood.

Side yard gates shall be of closed construction to conceal all stored items behind the fence line. Cattle gates or chain link gates will not be accepted.

Location:

Back yard fences and side property lines fences may be installed on the property line. It is the responsibility of the property owner to ensure the boundary lines are correct. This may require a surveyor to mark the proper line locations.

In some cases, this may be done on the side and back easements, but you will need to check with the utility company to ensure that you are not installing over a utility line. If the fence is to be taken down by the utility company. It will be at the owner's expense if the above recommendations are not met.

Front fences that are within the above requirements for front yard fencing will still be required to be 10' back from the front property line.

Approval Requirements:

All fences that are to be built or replaced require Cameron Park CSD approval through the Architectural Review Committee. If the fence is being replaced like for like, you will not need Cameron Park ARC approval, but it is a good idea to let the CSD offices know to help manage questionnaire calls or complaints while the work is being done. The County of El Dorado does not require a permit for a fence under 7' tall but your CC&Rs do require a review and approval.

Any fence that is requested over 7' tall will require both Cameron Park ARC approval and El Dorado County approval.

Retaining Walls: All retaining walls require an El Dorado County permit. A fence built on top of a retaining wall will have a combined height of 7' as a maximum height.

Good Neighbor Fence recommendations:

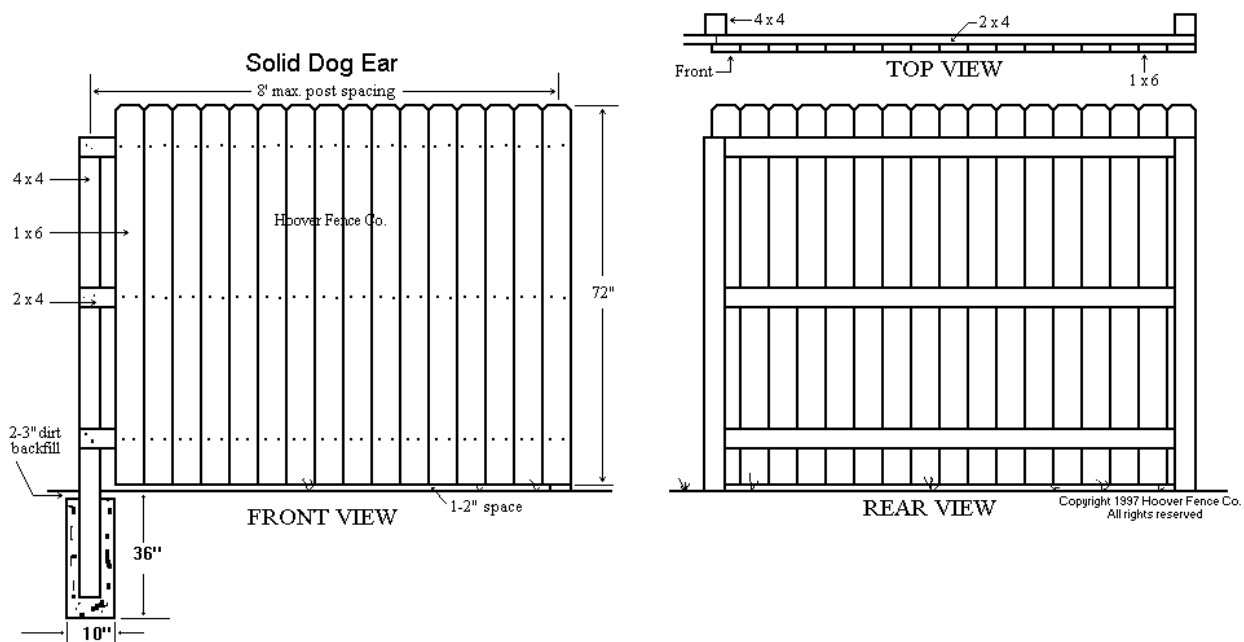
A good neighbor fence is a shared fence. We recommend communicating with your neighbor of whom you share the fence with. If you build a fence on your property line that is shared with a neighbor and wish to consume the cost of the fence, you are not required to seek compensation from your neighbor. At the same time, absorbing the cost of the fence does not entitle you to special privileges over your neighbor's desires. As a good neighbor, a shared fence with multiple property owners should be discussed to determine maintenance of the fence on their side of the fence. Shared costs are recommended to insure there is no dispute.

Disputes over fence lines and costs are a court matter between you and your neighbor. The Cameron Park CSD or El Dorado County considers these domestic disputes and will not aid in the matter.

If you are planning on building or replacing a fence, you are recommended to send a letter to the other impacted homeowners. This letter is known as a good neighbor fence letter and should include:

- A description of the issue to build or replace a fence. This helps neighbors know why the work needs to be done.
- A solution to the problem. This may include design.
- The timeline in which the project will be started and completed.
- Cost of the project and what parties will be paying for the fence.
- Signature lines for all parties involved to confirm acceptance.

Closed Construction Fence Example:



Minimum 50% Open Constructed Fence Example:



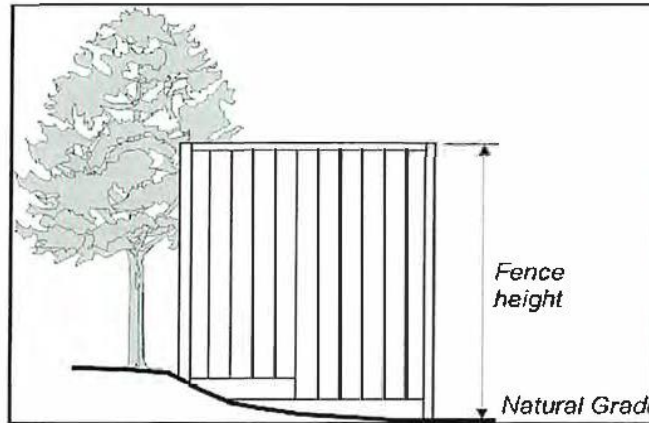
For all other questions and supporting documents. Please review the El Dorado County Building Code 130.30.070. Fences, Walls, and Retaining Walls.

El Dorado County Code

Sec. 130.30.070 Fences, Walls, and Retaining Walls.

- A. Measurement of Fence Height. Fence height shall be measured as the vertical distance between the natural or finished grade at the base of the lowest side of the fence, and the top edge of the fence material, as shown in Figure 130.30.070.A (Example: Fence Measurement) below in this Section:

Figure 130.30.070.A Example: Fence Measurement

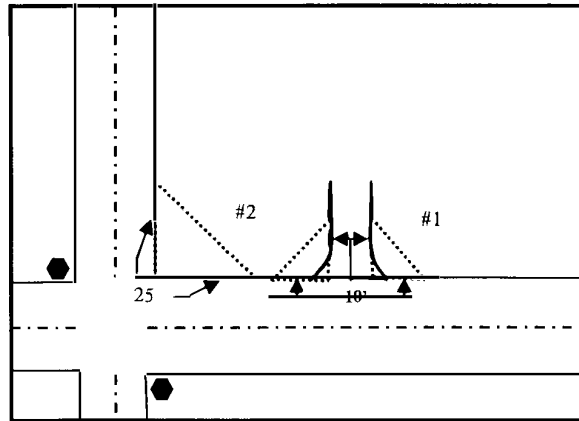


- B. Front Yards. In all zones and for non-agricultural uses, the following fence and wall requirements shall apply within required front yard setback areas:
1. Fences or walls at least 50 percent open shall be allowed up to a height of seven feet in both primary and secondary front yard setbacks, as determined in Subsection 130.30.050.A.4.a (Double Frontage Corner Lots) above in this Chapter.
 2. Fences or walls which are less than 50 percent open shall not exceed 40 inches in height in the primary front yard setback.
 3. The setback for a retaining wall greater than 36 inches in height may be reduced by 50 percent where the slope gradient for the front half of the lot exceeds 25 percent, providing:
 - a. The exposed height shall not exceed seven feet.
 - b. Any fence erected on the top of a retaining wall shall meet the requirements identified in this Section for height, construction, and cross-visibility area (CVA) purposes.
 4. Retaining walls that exceed the standards in 3.a above in this Section shall be subject to a Minor Use Permit in compliance with Section 130.52.020 (Minor Use Permit) in Article 5 (Planning Permit Processing) of this Title.
 5. Retaining walls necessary to provide site access or that do not exceed 36 inches in exposed height shall not be subject to setback requirements. In addition, such walls may be allowed within public utility easements but not within drainage easements.
 6. Fences or walls less than 50 percent open may be allowed up to a height of seven feet in the secondary front yard setback, but not less than 10 feet from the property line, right-of-way, or road easement where the property line is the center line of the road, subject to the cross-visibility area (CVA) restrictions in Subsections B.7 and B.8 (Front Yards) below in this Section.
 7. At a corner formed by any encroachment onto a road, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 10 feet long, running along the

driveway/encroachment edge and the road edge-of-pavement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #1 above in this Section).

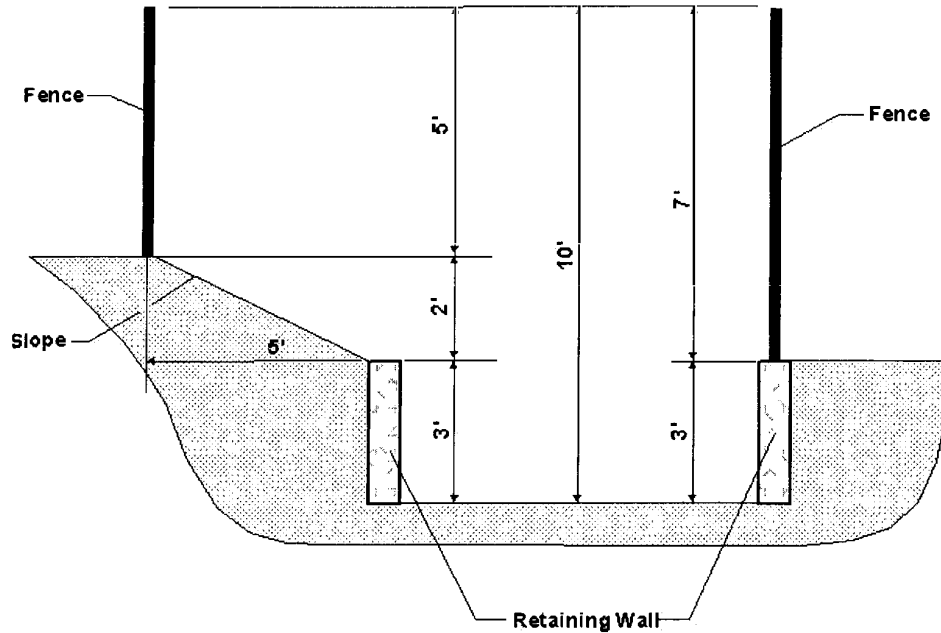
8. On corner lots, no fence or wall greater than 40 inches in height shall be placed within the CVA consisting of a triangle having two sides 25 feet long, running along each right of way or road easement, said length beginning at their intersection, and the third side formed by a line connecting the two ends, as shown in Figure 130.30.070.B (Cross Visibility Area [CVA]) below in this Section (See #2 above in this Section):

Figure 130.30.070.B Cross Visibility Areas (CVA)



- C. Side and Rear Yards. In all zones, fences, walls, cut retaining walls, or fences and walls that are erected within five feet of a retaining wall shall be allowed within required side and rear yard setbacks to a maximum cumulative height of seven feet. Fences, walls, or fences and walls that are erected within five feet of a retaining wall such that the cumulative height exceeds seven feet, but does not exceed ten feet in cumulative height, may be allowed subject to the following:
 1. Where the height of the fence or fence and wall is more than seven feet above the natural or finished grade of the adjacent property, a signed and notarized statement from the adjacent property owners that the proposed fence or wall, as described or shown in an attached exhibit, will not impact their view nor will it restrict light or movement of air and, therefore, they have no objection to the construction of the fence or wall;
 2. Director review of the notarized statement(s) to determine if it adequately represents the adjacent affected property. If such determination is made by the Director, the proposed fence or wall shall be approved through the Administrative Permit process in compliance with Section 130.52.010 (Administrative Permit, Relief, or Waiver) in Article 5 (Planning Permit Processing) of this Title. The Director may require additional notarized statements from neighboring properties if, in his/her opinion, they may be impacted by the fence or wall; and
 3. Issuance of a building permit where required by the applicable Building Code (Title 110—Buildings and Construction, of the County Code of Ordinances).
- D. Agricultural Uses. On lots that are located in the R1A, R2A, R3A, RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing, as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, shall be allowed in any setback area provided it does not exceed 14 feet in height.
- E. Retaining Walls. For the purposes of calculating fence or wall height, the height of a retaining wall is included in the calculation if the fence or wall is located on top of or within five feet of the retaining wall. A sloped area, if it exists between the retaining wall and the fence or wall shall be included in the height calculations as noted in Figure 130.30.070.C (Example: Retaining Wall/Fence Measurements) below in this Section.

Figure 130.30.070.C Example: Retaining Wall/Fence Measurements



- F. Fences shall not be allowed within a road easement or county-maintained right-of-way except as provided below:
1. Gates and decorative entryways to a non-county maintained road system subject to the requirements under Section 130.30.090 (Gates) below in this Chapter;
 2. In RE, RL, AG, PA, LA, FR, and TPZ zones, agricultural fencing as defined in Article 8 (Glossary: see "Agricultural Fencing") of this Title, may be located within a county-maintained right-of-way or non-county maintained road easement, provided that the fence is located a minimum of five feet outside of all improved areas, including roadside drainage features and cut or fill slopes. When located within a county-maintained right-of-way or non-county maintained road easement, the property owner shall be required to remove or relocate said fence at the time any work or improvements are being made within the right-of-way or at the County's discretion when necessary to ensure the public health, safety, and welfare.
- G. Concertina wire, serpentine wire, barbed wire, razor wire, and other similar fencing materials capable of inflicting significant physical injury shall be prohibited. A Minor Use Permit will be required to allow these materials if it can be demonstrated that the proposed fencing is reasonably necessary to protect persons or property and will not constitute a safety hazard to members of the public conducting themselves in a lawful manner. In no event shall these fencing materials protrude into or over the public right-of-way. These regulations shall not apply to fencing required by court order, or when being used for animal husbandry and/or grazing operations.
- H. Fences and walls not located within any of the required setback or cross-visibility areas are limited in height only by the building height limitations of the zone in which they are located.
- I. A building permit shall be required, for any fence over seven feet in height, in compliance with Chapter 110.16 (Uniform Building Code) of Title 110 (Buildings and Construction) of the County Code of Ordinances, or as otherwise required by Title 110.
- J. Fences or walls shall not exceed the requirements of this Section unless and until a Minor Use Permit is granted in compliance with Section 130.52.020 (Minor Use Permits) in Article 5 (Planning Permit Processing) of this Title.

- K. Columns, pilasters, and support structures, and the decorative elements thereon associated with a fence or gate located on or within required setbacks may exceed the height limit provided they meet the following criteria:
1. They do not exceed eight feet in height;
 2. They are not located closer than 16 feet on center;
 3. The fencing materials do not cumulatively exceed the see-through fence standard, where applicable;
and
 4. They do not interfere with the cross visibility area (CVA) associated with any street or driveway.