

# SUBMITTAL CHECKLIST



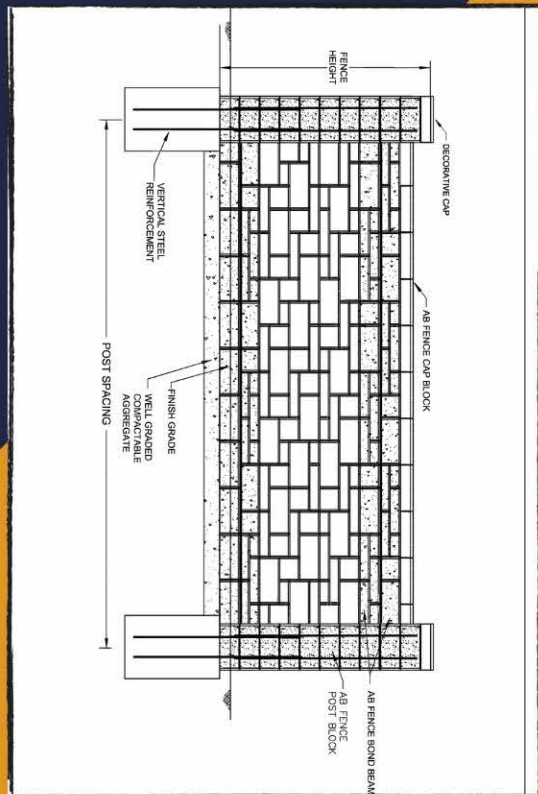
Site Plan



Common Property Line Wall/Fence Agreement (if applicable)



Elevation of Fence/Wall (see image below)



# CONTACT US

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## Office Location

1600 W. Beverly Blvd,  
Montebello CA 90640



*Please send all submittals to the Planning Department's email address\*\**

# CITY OF MONTEBELLO

WALLS & FENCE REQUIREMENTS



**\*\*Please note, the maximum height includes any decorative material on top of the fence/wall**



# RESIDENTIAL REQUIREMENTS

## FRONT YARD

- o View obscuring fence or wall shall not exceed a height of thirty-six (36) inches.
- o Non-view obscuring fence or wall shall not exceed a height of six (6) feet.

## SIDE YARD

- o No solid fence, wall, or hedge shall exceed a height of six (6) feet.
- o Any solid fence, wall, or hedge located within the required front yard shall not exceed thirty-six (36) inches in height.

## REAR YARD

- o No solid fence, wall or hedge shall exceed a height of six (6) feet

# INDUSTRIAL REQUIREMENTS

- o A solid masonry wall a minimum of six (6) feet in height shall be constructed along all property lines abutting commercially or residentially zoned property
  - o (except that in the required front yard setback a three-foot masonry wall shall be constructed and additional nonview-obscuring wrought iron fencing at least three (3) feet in height may be placed on top of the three (3) foot wall).

## ACCEPTABLE MATERIALS

**\*\*All screening or fencing visible from the public right-of-way shall be composed of:**

- metal
- vinyl
- wood,
- masonry (concrete, brick, block & stone)

# COMMERCIAL REQUIREMENTS

- o All fences or walls shall be of materials and design architecturally compatible with the main building.
- o No height limit on fences or walls on commercial properties adjacent to residential properties except where the property is adjacent to a residentially-zoned front yard, the fence or wall shall be no more than three feet in height.
- o If there is a common side or rear lot with residentially-zoned property, the commercially-zoned property must have a solid decorative (on both sides) wall. A wall shall be considered decorative if it incorporates architectural variation on its surface. That is, every six feet the materials or patterns of the wall shall vary.
- o The facade of such wall which faces the residential property shall be of a material as described below:
  - Decorative masonry walls (slump stone, stucco finish, split-face or similar);
  - Evergreen shrubs closed spaced and maintained in a healthy and attractive state;
  - Wooden fencing of adequate aesthetic and structural quality (no plywood sheeting);
  - Decorative wrought iron;
  - Electric Fence surrounded by a protective barrier (refer to Section 17.10.130.E); or
  - Other materials if found by the planning commission to be architecturally or aesthetically in keeping with the building and the neighborhood.

## PROHIBITED MATERIALS

**\*\*No barbed wire, chain link fence, woven wire, no plywood sheeting or similar material\*\***

# CORNER & REVERSED LOTS

- o For vision purposes, a triangular area which is fifteen feet from the corner, measured along the front and side lot lines. Within the area comprising the triangle no tree, fence, shrub, building, or other physical obstruction higher than thirty-six inches above the established grade shall be permitted.
- (see exhibit below)

