

# City of Willamina

## Fence Construction Approval Form

Application Date:		Estimated Cost of Fence:	
<b>LANDOWNER</b>		<b>APPLICANT (If different)</b>	
Name		Name	
Address		Address	
City, State Zip		City, State Zip	
Phone Number		Phone Number	
Contact Number		** Attach written authorization to represent landowner	
<b>FENCE INFORMATION</b>			
Construction Materials:			
Fence Height:	Setback Front:	Setback Side:	Setback Back:
Brief Description of Fence:			
<b>LOT INFORMATION</b>			
Zoning:	Parcel Size:	Map #	Tax Lot #
Site Address:		Willamina, OR 97396	
Frontage On: (Name):			County:
Which is a (check one):      City Street <input type="checkbox"/> County Road <input type="checkbox"/> State Hwy <input type="checkbox"/>			
NOTE: If Lot is on a County Road or State Highway, an Access Permit may be required			
<b>SITE PLAN</b>			
Applicant shall prepare and submit with their fence permit application a Site Plan drawn to scale showing location of the proposed fence or wall on the property in relation to the property lines, streets, driveways, intersections and alleyways, utility easements, property boundaries and how all applicable requirements of the Willamina Zoning and Development Ordinance shall be satisfied.			
The issuance or granting of a fence permit shall not be construed to be a permit for any violation of any of the provisions of the Oregon One & Two-Family Dwelling Code, the HUD Manufactured Home Standards and Regulations, or the Uniform Building Code.			
I hereby certify that the above information is correct and I understand that issuance of a permit based on this application will not excuse me from complying with effective ordinances of the City of Willamina and Statutes of Oregon, despite any errors on the part of the issuing authority in checking this application.			
Signature of Applicant:			Date:
<b>APPLICATION APPROVAL</b>			
I, _____, Planning Secretary of the City of Willamina, Oregon attest that the foregoing application and attachments thereto were received by me on the _____ day of _____, 20_____.			
Planning Secretary Signature:			

- B. A fire escape, balcony, outside stairway, cornice or other unenclosed, unroofed projections may project not more than five (5) feet into a required rear yard and shall be set back at least six (6) feet from any property line.
- C. Planter boxes, steps, and covered but unenclosed porches, including covered patios when not more than one story high and not more than four (4) feet above grade measured directly from the outside decking surface, shall have a ten (10) foot rear yard setback.
- D. Uncovered decks and patios attached to the main building when measured directly from the decking surface at the outside edge of the deck or patio, shall be allowed a zero lot line setback when they are three (3) feet or less from ground level.
- E. No permitted projection into a required rear yard shall extend within ten (10) feet of the center line of an alley, or of a rear lot line if no alley exists, except as provided for in Section 2.209.07, C and D.

2.209.8 Clear Vision

- A. A clear vision area shall be maintained on the corner of all property at the intersection of two (2) streets or a street and a railroad, alley or driveway. A clear vision area shall contain no planting, sight-obscuring fence (open chain link excluded), wall, structure, or temporary or permanent obstruction exceeding two and one-half feet in height (30 inches), measured from the ground. Trees exceeding this height may be located in this area, provided all branches and foliage are removed to a height of eight feet above the ground.
- B. A clear vision area shall consist of a triangular area, two (2) sides of which are lot lines along the intersecting streets, and the third side of which is a straight line connecting points on the lot lines at a distance specified below from the intersection of these lot lines. Where the lot lines have rounded corners, the lot lines shall be extended to their point of intersection in order to measure this distance. The distance used to establish the clear vision triangle shall be as follows:
  - 1. In a residential zone thirty (30) feet, or at intersections including an alley or a private driveway, ten (10) feet.
  - 2. In all other zones, where front and side yards are required, the minimum distance shall be fifteen (15) feet, or at intersections including an alley or a private driveway, ten (10) feet.

2.209.9 Fences, Walls and Hedges

- A. Height, location: Fences, walls and hedges may be located in any required yard or along the edge of any yard, subject to the maintenance of clear-vision area as defined in 2.209.08. A fence, wall, or hedge may not exceed eight (8) feet in height without approval of a variance. Fences exceeding seven (7) feet in height shall require a building permit, or as otherwise required by building code updates. Fences and walls shall not exceed a height of four (4) feet when located between the front of a building and the front property line.
- B. Construction material: Fences or walls constructed of unsafe materials, including, but not limited to barbed wire, electric fencing, broken glass, and spikes shall generally be prohibited. All fences shall exhibit good workmanship and be constructed of materials commonly used in the fence building industry.
- C. Swimming pool and water feature requirements: All swimming pools, wading pools, ponds and similar water features shall comply with building code requirements for the installation of fences. A dwelling or other permanent structure may be used to meet part of the enclosure requirement.
- D. Fence Permit Required: No person shall begin construction of a fence or wall without first applying for and obtaining an approved fence construction permit from the City. Consultation with city engineer or city planner may be required. An approved fence permit shall be displayed on the construction site. There will be no fee for a fence permit.

An applicant for a fence permit shall file with the City Planning Clerk or designee a plan showing the following:

1. Location of the proposed fence or wall on the property in relation to the property lines, streets, driveways, intersections, alleyways;
2. Property boundaries. Accurate property boundary locations are the responsibility of the fence permit applicant. The City takes no responsibility for determining or verifying accurate locations of property boundaries, fences, or walls.
3. Clear vision areas, as defined in 2.209.08.
4. Proposed fence or wall dimensions of each section;

5. Construction materials to be used; and,
6. Such other information as the City shall find reasonably necessary.

#### 2.209.10 Accessory Structures

Non-residential accessory structures shall comply with the following requirements. Accessory Dwelling Units (ADUs) are regulated by Section 2.313, and are not subject to the following requirements.

A. Within the R-3, Commercial and Industrial zones:

1. Location and Number. Accessory structures may be located anywhere the primary structure may be placed. There is no limit to the number of permitted accessory structures.
2. Height. Accessory structures shall comply with the heights in the underlying zone for the primary structure.
3. Setbacks. Accessory structures shall comply with the setback provisions in the underlying zone for the primary structure.
4. Building size. There is no limitation, provided the building complies with the setback and height limitations of the underlying zone.
5. Lot coverage. Permanent accessory structures shall contribute to the total lot coverage permitted in the underlying zone.
6. Permits. Permitting may be required prior to construction of accessory structure, contingent upon structure size and type. Property owner is responsible for contacting the County permitting authority to determine applicability.

B. Within the R-1 and R-2 zones:

1. Location and Number. Accessory structures shall be located within the rear or interior side yard. A maximum of two (2) are permitted.
2. Height. The maximum allowable height is twenty (20) feet, except that no accessory structure shall exceed the height of the primary structure.
3. Property Setbacks. For structures over 100 square feet and ten (10) feet or less in height there shall be a minimum five (5) foot setback along the side and rear property lines. For buildings over