

FENCE / WALL / GATE / PYLON / BERM PERMIT – APPLICATION

Town of Woodside

2955 Woodside Road
 Woodside, California 94062
 650 851.6790
 www.woodsidetown.org

Property Address: _____ **APN #:** _____

Property Owner: _____ **Applicant:** _____

Owner Address: _____ **Applicant Address:** _____

Phone Number: _____ **Phone Number:** _____

Email: _____ **Email:** _____

Description of Work:

This permit is issued for the fencing/walls/gates/pylons/berms as depicted in the associated drawings, based on the dimensions and information shown. This permit will not remain valid if such plans are not an accurate representation of all site characteristics. **ALL FENCES, WALLS, GATES, PYLONS, & BERMS MUST COMPLY WITH THE REQUIREMENTS SET FORTH IN SECTION 153.212 OF THE WOODSIDE MUNICIPAL CODE.**

The approval of this permit shall lapse and shall become null and void two years following the permit issuance date, unless extended by the Planning Director Pursuant to Municipal Code Section 153.917.

Owner's Signature: _____ **Date:** _____

SUBMITTAL REQUIREMENTS CHECKLIST:

- Written description of how project relates to the Residential Design Guidelines
- Fence Permit Application / fee / 2 sets of plans
- Refer to WMC 153.212 for design review requirements for fences, walls, and entry features.
- Site plan showing the location of the following:
 - Location of proposed and existing fencing
 - Distance from adjacent driving surface(s)
 - All easements and equestrian trails in vicinity of work
 - Area of work clearly delineated with distances to property line and stream corridors
 - Identify wildlife passage features (periodic breaks in fencing, raised/lowered sections, etc.).
- Elevation drawing indicating the height, type, color, and materials of the proposed fencing/gates/entry features and photograph(s) of existing fence(s) being replaced
- Note: The Town notices adjacent property owners when **solid or "non-rural" fences or walls** are proposed more than 50 feet (30 feet in R-1 zone) from the right-of-way of adjacent roads; neighbors may request ASRA review within 10 days of receipt (WMC §153.212.B.2). Please submit written approval from adjacent property owners, if possible.*

FOR STAFF TO COMPLETE

Fee: \$ _____	Receipt Number: _____
Date Paid: _____	Received By: _____
Approved By: _____	Date: _____
Finalized By: _____	Date: _____

FENCE / WALL / GATE DEVELOPMENT STANDARDS

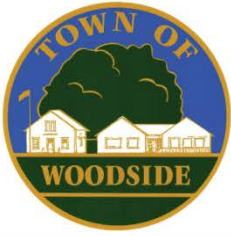
	Height	Minimum Setbacks From Driving Surface of Road		ASRA Review Required***
		Public Road	Private Road	
Open Fences	4 feet or under	10 feet	5 feet	
	4 feet - 6 feet	20 feet	10 feet	
Solid Fences	4 feet or under	10 feet	5 feet	X
	4 feet - 6 feet	50 feet (30 feet in R-1 Zone)	50 feet (30 feet in R-1 Zone)	
Walls (including retaining walls)	4 feet or under	10 feet	5 feet	X
	4 feet - 6 feet	50 feet (30 feet in R-1 Zone)	50 feet (30 feet in R-1 Zone)	
Vehicular Gate (gates must be 40% open)	Gates: 6 ft. maximum	25 feet (plus length of gate if gates swing outward)	25 feet (plus length of gate if gates swing outward)	X
Athletic Court Fences	12 feet maximum	Front (or property line that is adjacent to a road): 50 feet Side/Rear: 15 feet	Front (or property line that is adjacent to a road): 50 feet Side/Rear: 15 feet	

* All fences, walls, gates, pylons, and berms must be located on private property except as allowed per WMC §153.212(B) (1)-(12), and shall not be allowed within any trail easement or other easement precluding their construction.

** Pursuant to WMC 153.912(B), the Town may send a project to ASRA or ASRB upon its judgment that the project may have a significant effect upon the aesthetic or functional character of the Town.

*** Adjacent neighbors, including across the adjacent roadways, will be notified and will have 10 days to request ASRA review.

TOWN CODE AND DOCUMENT REFERENCES TO OPEN AND WILDLIFE FRIENDLY FENCING



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2012 General Plan:

General Plan Strategy OS1.1.b: During the review of development proposals, ensure that impacts are minimized by: (1) Ensuring that fencing is wildlife friendly and that it does not impact or impede wildlife corridors.

General Plan Strategy OS1.2.1: Give special attention to preserving, protecting and enhancing wildlife corridors in the review of all applications for development, with special attention to riparian corridors and physically linking open spaces to form a network of open space.

General Plan Strategy CV1.3.4: Avoid impacts to habitat the wildlife corridors. Structures and fences should be sited to avoid fragmentation of habitat areas, obstructions to linear corridors, and other adverse impacts.

General Plan Strategy CV1.9.d: Promote and encourage individual initiative by local residents and property owners to carry out specific efforts for the protection of the environment, such as: use of wildlife friendly fencing.

Woodside Municipal Code, Zoning Ordinance:

WMC, Section 153.212.B (Fences): Open fencing and gates are strongly encouraged to maintain the rural atmosphere of the Town.

WMC, Section 153.212.B.11 (Fences): No fence, wall gate, pylon, or berm shall be constructed within a stream corridor, as defined in Section 153.206, unless the Town Engineer finds that such fencing will not impede drainage flow and the Planning Director finds that adequate provision is made for the passage of wildlife.

WMC, Section 153.911, Section 4, Landscape Elements, Fences (Design Review Evaluation Criteria): Whether the fencing is open in design and compatible with the rural character of Woodside.

Residential Design Guidelines:

Residential Design Guidelines, Landscape Elements, Fences, 3.d (Design): Open Design: Fencing should be visually open. Fencing that allows for wildlife migration, such as open rail, is preferred fencing that is visually open, such as wood posts and welded wire is encouraged is wildlife friendly fencing is not feasible.

Residential Design Guidelines, Landscape Elements, Fences, 3.e (Perimeter Fencing): Limit the use of perimeter fencing (fencing along property lines). Perimeter fencing, if used, should be low in height and wildlife friendly, such as open rail.