



CITY OF OCEANSIDE

BUILDING DEPARTMENT

PROPERTY MANAGEMENT FENCES

The City's zoning ordinances have been modified to include standards for property management fences. These modifications are found in Sec. 3040 C.1.(b). which are excerpted below for your information.

Property management fences may be allowed on undeveloped property or vacated sites (i.e. sites with vacant buildings or structures) if determined to be justified by the City. Justification for property management fences may include, but not be limited to, documented continued unauthorized use of property or the continued unauthorized dumping of materials or the unauthorized parking of vehicles.

An application is required and shall include a justification letter, site plan, and property management plan. The property management plan shall include management details and maintenance responsibilities for repairs, weed control, landscaping, graffiti, signage, etc. on the site.

A permit from the Building Department is required prior to construction. Fences shall meet the following standards unless alternate standards are required under the permit process:

1. Fences shall be allowed to remain on the site only as long as the property is undeveloped or vacant.
2. Fences shall be of a permanent nature with permanent footings. Chain link fences shall have a minimum of 2" O.D. vertical post and 1 1/4" O.D. top rails. Fencing shall be securely attached to the posts and rails.
3. Fences shall not be unsightly and shall be maintained in reasonably straight and plumb alignment, and in good shape, quality and repair.
4. Fences on undeveloped property may be located within a required yard area.

Fences on vacated sites shall meet the setbacks of the underlying zoning district unless alternate setbacks are approved under the permit process.

5. Fences on undeveloped property shall be limited to a maximum height of 5 feet unless an alternate height is approved under the permit process.

Fences on vacated sites shall meet the height regulations of the underlying zoning district unless an alternate height is approved under the permit process.

6. Fences may require special treatments and/or screening to mitigate visual impacts or for public health and safety.

Section 3040 D. contains additional requirements concerning materials and maintenance:

Fence/Wall Treatments, Materials and Maintenance

The following standards are applicable to temporary construction and property management fences.

1. Fence materials shall be limited to materials generally used in the fencing industry. Unless otherwise regulated by this ordinance or requested by the City through permit review, acceptable materials may include wood, block, stucco, wrought iron, steel, chain link, "tennis" mesh and slats. Examples of non-standard, unacceptable materials include, but are not limited to, wooden pallets, opaque plastic sheeting, broken concrete or asphalt, and tires.
2. All fences shall be maintained in a reasonably straight and plumb alignment, and in good shape, quality and repair.

Rev. Date: November 5, 1996



City of Oceanside
Planning Department
Redevelopment Department
Building Department

APPLICATION FOR PERMIT Property Management Fence

Permit No:

Property Address:		Date of Application:		
Owner Name:		APN:		
Mailing Address:		Phone:		
Property Maintenance Contact (if other than owner:				
Name:		Phone:		
Fence Description: Type/Material:		Height:		
Location: Please provide a plot plan showing the property lines, any structures on the property, and the location of the fence:				
<input type="checkbox"/> Justification Letter Required - attach a letter explaining why the property management fence is required. Justification may include continued unauthorized use of property, or continued unauthorized dumping of materials, or unauthorized parking of vehicles.				
<input type="checkbox"/> Property Management Plan Required - include management details and maintenance responsibilities for repairs, weed control, landscaping, graffiti abatement, signage, etc.				
Approvals	Planning / Redevelopment Department		Building Department	
	Date: Approved By:		Plan Approval	Inspection Approval
			Date:	Date:
			Approved By:	Approved By: