

BEFORE THE BOARD OF SUPERVISORS  
OF THE COUNTY OF FRESNO  
STATE OF CALIFORNIA  
ORDINANCE NO. T- 101-387

AN ORDINANCE AMENDING THE ZONING PROVISIONS OF THE ORDINANCE CODE OF THE COUNTY OF FRESNO BY ADDING ADDITIONAL TEXT TO SECTION 822.3.050 (H1.a AND H1.b) RELATING TO PROHIBITIONS ON SOLID WALLS, FENCES AND HEDGES WITHIN THE FRONT YARD SETBACK FOR RURAL RESIDENTIAL (RR) PROPERTIES FRONTING THE SEGMENT OF SUNNYSIDE AVENUE BETWEEN E. NEES AND E. SHEPHERD AVENUES.

The Board of Supervisors of the County of Fresno ordains as follows:

**SECTION 1.** The Ordinance Code of the County of Fresno is hereby amended by modifying with additional text to Section 822.3.050 (H1.a and H1.b); Permitted Fences, Hedges, and Walls, to read as set forth in Exhibit "A" attached hereto and incorporated herein by reference.

**SECTION 2.** This Ordinance shall take effect and be in force thirty (30) days from and after its passage.


THE FOREGOING, was passed and adopted by the following vote of the Board of Supervisors of the County of Fresno this 25<sup>th</sup> day of February, 2025, to wit:

AYES: Supervisors Bredefeld, Chavez, Magsig, Mendes, Pacheco

NOES: None

ABSENT: None

ABSTAINED: None

  
Ernest Buddy Mendes, Chairman of the  
Board of Supervisors of the County of Fresno

FILE # 24-1482

AGENDA # 7

ORDINANCE # T-101-387

**ATTEST:**  
Bernice E. Seidel  
Clerk of the Board of Supervisors  
County of Fresno, State of California

By   
Deputy

## EXHIBIT "A"

### Article 3, Chapter 822.3, Section 822.3.050.H Rural Residential Zone Fence Requirements

#### **H. Rural Residential Zone Fence Requirements.**

##### **1. Permitted Fences, Hedges, and Walls.**

- a. Fences, hedges and walls, not greater than seven (7) feet in height, shall be permitted on or within all rear and side property lines on interior lots and on or to the rear of all front yard setback lines.
- b. No fence, wall or hedge over four (4) feet in height shall be permitted in any required front yard, or in the required side yard on the street side of a reversed corner lot except for the following:
  - (1) Fences not greater than seven (7) feet in height shall be allowed in the above referenced yard areas when not located in a corner cut off area, and when the fence has not less than 70 percent of the vertical surface open to permit the transmission of light, air, and vision. When said fence encloses the main access to the residence, a minimum four foot wide opening or gate is required;
  - (2) For those properties fronting N. Sunnyside Avenue located north of Nees Avenue and south of Shepherd Avenue seven (7) foot high solid fences or walls shall be permitted within the front yard setback that meet the provisions below.
    - To ensure visibility all solid walls and fences shall adhere to the corner cutoff provisions for both driveways and street corners as provided for in Section 822.3.100.E.
    - Gates shall be inset a minimum of 18 feet from the ultimate right-of-way to ensure vehicles leaving the roadway to enter a property do not obstruct traffic.
    - All solid walls and fences shall be constructed outside the ultimate right-of-way.
- c. Fences, walls, lighting, or other associated appurtenances over seven (7) feet in height to enclose/illuminate tennis courts or other game areas shall be permitted to the rear of the required front yard subject to a Director Review and Approval (see DRA Chapter 846.5). See setback requirements for areas constructed specifically for tennis courts and game areas in Table No. 2-5 of Article 2, Chapter 810.2.

(Amended by Ord. T- - adopted - -2024)