

Section 5.6, Walls and Fences

Adopted 05-13-13

(Applies to Hacienda Sur, Posada, and Custom Homesites)

5.6 Walls and Fences

Because of its low density and rural nature, the open character of Santaluz should not be disturbed by visually intrusive fences or walls. The misuse of walls and fences could interrupt the continuity of the village and surrounding landscape. Therefore the use of walls and fences should be minimized. The design concept is to make walls and fences blend with both the architecture and the landscape while still providing privacy and security consistent with the needs of individual homeowners.

Walls and fences that occur on residential homesites shall be of natural materials or be an extension of the colors and materials of the adjacent residential architecture. They may occur within the Interior Yard as an extension of house living spaces, to frame courtyards or to direct views. Walls and fences may occur in the Perimeter Yard according to Section 2.6.3. Transparent fencing styles should be used wherever necessary to maintain views.

The following criteria apply to Residential Walls and Fences:

General

- Yard fencing which roughly or actually follows the top of slopes or lot line must be set back a minimum of 3q to 5q to provide space for landscape screening for at least 80% of its length.
- Walls and fence materials must be consistent with the architectural style of the main structure or of materials related to the land.
- Walls and fences bordering or fronting open space, Santaluz Club, or other common areas shall be designed to be compatible with walls and fences on adjacent private properties.
- Walls and fences shall not occur on property lines except when the Interior Yard line and property line coincide. Walls and fences shall not follow the Interior Yard line for extended distances.
- Fences and walls should not skyline on the top of the slope.
- The length of walls and fences will be considered on a case-by-case basis according to the plans.
- The total length of walls and fences over 3 feet high should not exceed 50 percent of the length of the Interior Yard perimeter.
- Courtyard walls adjoining the house, enclosing less than 500 square feet, will not count towards the total length of fencing.
- Walls around auto courts will be considered separately on a case-by-case basis.
- Acceptable wall or fence materials include native site or similar stone, masonry with plaster finish, natural gray concrete or stained concrete to reflect native site colors, earth-tone brick, adobe, wrought iron, metal picket, wood slat, metal screen and transparent materials. Faux stone, if approved for the architecture, may be used for walls related to the house. Otherwise faux stone is not permitted.
- Grape stake fences are prohibited.
- Wood fences on property lines are prohibited.
- The tops of fences or walls in areas of grade change must be level and stair-stepped or sloped as required with 6 to 7 feet maximum height.
- Only noncombustible fences or walls are permitted in the Brush Management Zone.

- Maximum wall or fence height shall be 6 to 7 feet. See Stepped Wall Exhibit, Page 5-12.
- Both conditions of stepped and sloped wall will be permissible and will be reviewed for appropriate treatment.

Transparent Fencing

- To maintain views, clear glass panels or metal cables may be used. When glass Plexiglas panels are used, a masonry base of at least 2 feet in height and masonry columns of no more than 30 feet on center must be used.
- Masonry columns must be used whenever a change of direction of the wall or fence occurs.
- Use of glass or Plexiglas panels should be minimized. No continuous run over 60 feet is permitted.
- When a fence with glass or Plexiglas panels is used with a metal picket fence, the same base and columns must be used for both fences.
- Clear glass is not permitted on top of walls more than 6 feet high.

Special Fencing

- Fencing for game courts shall be dark green plastic coated mesh only and

shall be located entirely within the Interior Yard, shall be screened and shall not be visible from off-site.

- Wind screens shall be dark green.

Retaining Walls

Retaining walls shall be designed as visual extensions of the main structure with regard to materials, color, and details, or as natural landscape elements such as stone that blend with the site. Retaining walls that relate to the landscape and are visible from public view should be low walls, 3 feet or less in height. Multi walls could be used to lower the necessary wall height. Curvilinear or organic form is encouraged to be in character with the rural landscape.

- Maximum height of retaining walls shall be 7 feet.
- Maximum length of a single wall segment higher than 3 feet is 60 feet.
- Minimum offset between wall segments is 6 feet.

Residential walls and fences are to be approved by the Aesthetics Council.