

Eagle Ranch Privacy Berms and Fencing

Extracted from the Eagle Ranch Design Guidelines

4.9.1 Special Considerations for Privacy Berms and Fencing

Noise and light mitigation measures due to traffic may be permitted by prior written approval of the Eagle Ranch Design Review Board on a case by case basis along back and street side yards that adjoin the right-of way of Eagle Ranch Road, 4th of July Road, and East Haystack Drive. Material substitutions may be approved in cases where the alternative offers an increased level of wildfire protection but that do not significantly alter the architectural appearance.

1. Stipulations are as follow for Setback governed lots:
 - a. A combination of earthen berms not taller than 4' above natural grade with an associated 4-foot-tall cedar fence that may be installed along the berm crest.
 - b. Berm and/or fence may not be located within the property setbacks.
 - c. Berm and fence may not enclose more than 15% or 5,000 square feet, whichever is less.
 - d. Where privacy fence does not form an enclosure, it may be continuous across back and side street frontages.
 - e. Side street fences may not be placed forward of the residence.
 - f. Berms must meet guideline standards for height and slope.
 - g. Berms may not span more than 75% of affected lot line. Remaining 25% of berm boundary must meet pre-existing natural grade.
 - h. Berm gaps must facilitate lot drainage.
 - i. Fencing Specifics are as follows:
 1. 4' tall of stained vertical 1x6 dog-eared rough sawn cedar boards and 1x2 cedar battens.
 2. Posts must be 4x4 cedar or pressure treated fir/pine.
 3. Posts must extend 6" above fence top.
 4. Fence top must follow general grade.
 5. Except to accommodate drainage, boards must be placed neat to the ground for effective sound attenuation.
 6. Not less than 2 - 2x4 cedar stringers mounted to the yard-side of the fence are required.
 - j. Landscaping of drip irrigated evergreen and deciduous trees and shrub beds are required to be planted and maintained on the street side of the fence and berm to screen not less than 1/2 of the fence and berm length. Additional landscaping on the berm and fence inside of the fence is also encouraged.
2. Similar improvements may be made within the Limits of Disturbance allowable area.

****Please reference Appendix K for sample fence style images. ****