

Article 26. Single-Family Residential Development Standards For Trousdale Estates (See "F-2" below for hedge standards between properties)

10-3-2616: WALLS, FENCES AND HEDGES:

In addition to any requirements imposed pursuant to [title 9](#) of this code, a building permit shall be required for any wall or fence greater than six feet (6') in height and shall also be required for any wall or fence, regardless of its height, that is located in a front yard.

- A. Thickness: No wall or fence shall exceed two feet (2') in thickness. Cavities or spaces within a wall or fence shall not be used for the support, storage, shelter, or enclosure of persons, animals, or personal property.
- B. Supporting Elements: No column, pillar, post, or other supporting element of a wall or fence shall be more than twenty four inches (24") in width.
- C. Front Yards: The maximum allowable height of a wall, fence, or hedge located within the first twenty percent (20%) of the front yard, measured from the front lot line shall be three feet (3').

The maximum allowable height of a wall, fence, or hedge located within the front yard at a distance from the front lot line of more than twenty percent (20%) of the front setback shall be six feet (6'); provided, however, any portion of such wall, fence, or hedge that exceeds three feet (3') in height shall be open to public view.

- D. Side Yards: The maximum allowable height for that portion of a wall, fence, or hedge located in both a side yard and a front yard shall be six feet (6'); provided, however, that any portion of such wall, fence, or hedge that exceeds three feet (3') in height shall be open to public view.

The maximum allowable height for that portion of a wall, fence, or hedge located in a side yard, but not in a front yard, shall be seven feet (7'), except that the maximum allowable height shall be eight feet (8') for such a wall, fence, or hedge located within five feet (5') of a rear lot line and parallel to such rear lot line.

Notwithstanding the provisions of this subsection, in no event shall a hedge exceed the maximum height permitted pursuant to subsection F of this section.

- E. Rear Yards: The maximum allowable height for a fence, wall or hedge located in a rear yard shall be eight feet (8').

Notwithstanding the provisions of this subsection, in no event shall a hedge exceed the maximum height permitted pursuant to subsection F of this section.

F. Height Limit For Fences And Hedges Meeting Certain Criteria:

1. **Fences:** New fences on a slope of a downslope property shall not in any event extend above a point thirty six inches (36") above the finished grade of the level pad on the adjacent upslope property in any area where the fence is located in a line of sight from the upslope property to the Los Angeles area basin. The fence shall be "open to public view", as defined in [article 1 of this chapter](#). Notwithstanding sections [10-3-2759](#) and [10-3-2603](#) of this chapter, any existing fence subject to this subsection F that was constructed in accordance with applicable ordinances and regulations at the time of construction shall be deemed a nonconforming structure, and may be maintained in its existing configuration unless more than fifty percent (50%) of the area of the fence measured from the outer perimeter of the fence without deductions for open spaces in the fencing, is replaced or reconstructed in any five (5) year period. If more than fifty percent (50%) of the area of the fence is replaced or reconstructed, then the replacement structure shall be treated as new for the purposes of this subsection and shall be constructed so that the entire structure conforms with the development standards of this subsection.
2. **Hedges:** Except as permitted by an agreement between adjacent downslope and upslope neighbors, hedges planted outside of the front yard setback on a slope between adjacent downslope and upslope properties where the upslope property faces the Los Angeles area basin shall not extend above the higher of:
 - a. The finished grade of the level pad on the upslope property; or
 - b. Fourteen feet (14') from the level pad of the downslope property.

For purposes of this subsection F, downslope and upslope properties separated by a public street shall be deemed to be adjacent.

If the city determines that two (2) or more plants have become a hedge and violated the provisions of this section on three (3) separate occasions within a two (2) year period, then the plants shall be removed by the foliage owner.

3. **Definitions:** As used in this subsection F:

HEDGE: Growth of vegetation taller than twelve inches (12"), consisting of two (2) or more individual plants, including, without limitation, trees, that are cultivated or maintained in such a manner so that the horizontal distance between the nearest points of two (2) plants is less than eight feet (8').

LOCATED IN A LINE OF SIGHT FROM THE UPSLOPE PROPERTY TO THE LOS ANGELES AREA BASIN: The plane established by the fence or hedge, either at the height of the fence or hedge or if extended upward, would intersect a sightline from the upslope property to the Los Angeles area basin. (Ord. 11-O-2611, eff. 9-16-2011; amd. Ord. 13-O-2640, eff. 5-3-2013)