



Maricopa County

Planning & Development Department

Department Directive

Department Directive:
DD-2012-15

Supersedes: DD-2001-21
DD-2001-26
DD-2008-03

Effective: 11/15/2012

Initiator: TE

Director: DS

PURPOSE: To clarify and explain fence, wall and pool barrier requirements

REFERENCES AND REQUIREMENTS:

Maricopa County Zoning Ordinance Sections:

- 201 For definitions of corrals, wall and retaining wall.
- 501.2.18 Corrals are a permitted use in Rural Zoning Districts.
- 501.2.19 Fences complying with 1111.5 are a permitted use in Rural Zoning Districts, also entry features maximum 24' height and 30' width with minimum opening 16' height and 12' width. Public Utility Company Exception.
- 601.2.12 Fences complying with 1111.5 are a permitted use in Rural Zoning Districts.
- 601.2.14.a Corrals for unattended horses, setback 40' from property lines with minimum 1200 s.f. per horse area are a permitted use in Residential Zoning Districts. Riding, grooming, exercising, display, etc. of attended horses is allowed outside the confines of a corral.
- 701.2.3.a Tennis court fences maximum 12' height.
- 801.9.4, 803.9.4, 804.9.4, 805.9.4, 901.9.4, 902.9.3, 903.9.3, and other sections require minimum 6' height solid wall screening to separate commercial, industrial, mobile home parks, RUPD, CUPD, cell sites from adjacent Residential areas and to screen any outdoor uses.
- 1111.5 Prohibits concertina wire, razor wire, electrical wire, or electrification of fences below 8' height. Defines and lists requirements for Fall Protection, Fence, Wall and Retaining Walls. Retaining wall maximum height 6'. Wall maximum height 8'. Fall protection fences on top of retaining walls and fences above 3'6" in Residential front yards must be 80% transparent. Public Utility Company Exception. Walls in visibility triangles maximum height 2'.
- 1205.7.6.8 Drainage Clearance (Permit) not required for walls less than 1' height provided no negative drainage impact.
- 1504.5.2 Zoning Clearance (Permit) required for fences over 6' height, pool barriers, retaining walls over 18" height, walls on hillside lots, corrals, fence as a primary use, and fence or wall on a corner lot abutting a key lot.

Maricopa County Local Additions and Addenda Section:

- 210.3 For pool barrier requirements (summarized below)

Maricopa County Building Codes

Require plans sealed by an Arizona Registered Professional for all fences or walls over 6' height (over 9' height for CMU walls 6" or thicker) and for retaining walls over 4' height or with surcharged or special loadings.

POLICY/PROCEDURE:

1. A Drainage Clearance permit is required for any fence or wall over 1' height. A Zoning Clearance/Building permit is required for any fence or wall specified in MCZO section 1504.5.2 as summarized above.
2. Fence regulations apply whether or not a permit is required.
3. Fence permit applications must include 7 site plans, drawn to scale, with a North arrow, showing all existing structures on site and the fence or wall, and 3 elevation drawings to show fence construction and baluster spacing. Approved fence details



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are available on the Planning and Development Department website at www.maricopa.gov/planning. Plans and details for certain fences, as listed above, must be sealed by an Arizona Registered Professional. Site plans sealed by a Arizona Registered Civil Engineer may be required if the fence has the potential to create an adverse effect on drainage.

4. Fences and walls may not be located in roadways, private access easements or certain public utility easements. Also check deed and private covenants and restrictions. Fence gates are not permitted on Non-Vehicular Access Easements (N.V.A.E.).
5. Pool Barrier Requirements:
 - a. The top of the barrier must be at least 5' (60") above grade.
 - b. The maximum gap between grade and the bottom of the fence may not exceed 2" (4" from a solid base grade such as concrete).
 - c. Horizontal members must be at least 54" apart.
 - d. The property owner must ensure that the entire barrier is maintained. No section may be altered or removed except to reconstruct, repair or replace the barrier.
 - e. Barrier openings may not exceed 1-3/4" unless the distance between horizontal members exceeds 54" where the openings may be increased to 4".
 - f. Chain link fencing must be 11 gauge or thicker.
 - g. Access gates must meet barrier requirements, be equipped with self-closing, self-latching devices, and must swing open in the direction away from the pool. Any other non-pedestrian gates must be locked when not in use.
 - h. When the latching mechanism is less than 54" above ground it must be located on the pool side of the gate and at least 3" below the top of the gate.
 - i. If a building wall comprises part of the pool barrier and the subject wall contains doors or windows providing direct access to the pool, a separate barrier must be installed between the house and pool. The Building Official may approve the substitution of a self-closing, self-latching device with a release mechanism at least 54" above the ground or an alarm that sounds continuously for a minimum of 30 seconds at a level of not less than 85 decibels within 7 seconds of the door being opened.
 - j. A window facing a pool enclosure must be equipped with a mesh screen and lock and key that restricts opening the window to no more than 4", or a latching device at least 54" above the floor. The same protection must be provided for doggie doors or other openings.
 - k. Emergency escape or rescue windows must be equipped with a latching device at least 54" above the floor.
 - l. Decorative protrusions, indentations or cut outs that render the barrier climbable are prohibited.
 - m. These requirements also apply to indoor pools.
 - n. Protective enclosures must be at least 54" horizontally and vertically from any equipment, planters or other objects that could be used to climb the enclosure. This does not apply to the area between the pool and the enclosure if the enclosure is a solid wall.
 - o. An above ground pool 60" or higher may serve as a pool barrier when the ladder or steps can be secured, locked or removed to prevent access.