

2. Side and rear yard fencing

- Side and rear yard fencing, placed outside of the required setback area, is allowed up to 6 feet in height. Any proposed side or rear yard fence greater than 6 feet requires approval of a zoning variance through the City of Fresno and should generally be discouraged by the Design Review Committee. Fencing materials should be consistent and complementary to the residence. Brick, wood, stucco or wrought iron are the preferred materials.
- The use of chain link or similar materials is strongly discouraged. However, in the event that chain link is proposed, efforts should be made to screen the chain link with landscaping. These screening measures will reduce the visual impact of the chain link fence.
- As shown in the photo to the right, efforts should be made to limit the encroachment of side yard fencing into the front yard when there is no front yard fence in place. Such placement of side yard fencing serves no purpose and disrupts the continuity of the neighborhood's front yard setback.

H. Signs

- There should be no signs in the medium density residential areas, except those permitted in relation to home occupations (refer to zoning ordinance).

I. Accessory Buildings

- Accessory buildings such as storage sheds or second dwelling units should be located to the rear of the property so that street visibility is limited. Consult the zoning ordinance for specific requirements regarding building placement.



Rear Yard Fence. This corner lot rear yard fence is tastefully done to complement the residence. Notice the use of the landscaping along the sidewalk side of the fence and how it softens the appearance.



Side Yard Fence. This side yard fence disrupts the continuity of the neighborhood front yard setback and is discouraged.

- Accessory buildings should carry on the same architectural style as that of the primary residence. Design elements such as roof pitch, building materials, attic vents and windows should match that of the primary residence.

J. Mechanical Equipment

- Heating, ventilation, and air conditioning (HVAC) units should be located on the ground, either in the back or on the side of the residence. Units placed on the ground should be screened with landscaping. When rooftop placement is necessary, the unit should be located on the side or rear of the residence, in order to limit street visibility. In addition, roof mounted units are to be screened from the view of adjacent properties.

K. Lighting

- Lighting fixtures should complement the architectural style of the primary structure. Industrial style lighting, such as flood lighting or fluorescent lighting, is not appropriate.
- Lighting should be permanently fixed to the structure.



Hidden Equipment. This residence's HVAC unit is located so it is not visible from the street.