

## VEHICULAR SECURITY GATES & ASSOCIATED FENCING

### **Applicability**

Proposals for security gates and/or associated fencing.

### **City Policy**

General Plan Goal 2-3 on Complete Neighborhoods strives to achieve compact, walkable, and diverse neighborhoods, each with an array of housing types and shopping choices, with parks, schools, and amenities that can be conveniently accessed by all residents. In particular, Policy 2-3.11 strongly discourages the creation of gated developments, or the gating of existing residential neighborhoods. This policy is intended to avoid adverse impacts on traffic and emergency vehicle access, and to maintain a broader sense of community and civic openness.

The City does recognize, however, that there may be instances where gates and fencing are appropriate. The City may also suggest usage of video surveillance and signage that notes the premises are under surveillance as an alternative to gates and fencing. When security fencing is deemed necessary, City staff will evaluate and may condition the proposal to meet the following criteria:

### **Criteria**

Projects proposing security gates and fencing must demonstrate compliance with the following provisions:

1. Provide a written explanation as to why a security gate and/or fencing are needed and how that security need cannot be met by other means and/or reasons that outweigh goals and policies identified above.
2. Provision of 42 feet of stacking room between the gate and street right-of-way to allow for vehicle queuing behind the gate. The goal is not to block pedestrian sidewalks and not to queue vehicles within a street right-of-way. Staff may consider a minimum 20-foot distance when a very small number of units are being served and when the area is not off of a heavily travelled street. Conversely, larger stacking distances may be required for very large projects or when located off of heavily travelled streets. Determination of what constitutes adequate queuing distance will be made by City Transportation Engineering staff based on traffic safety requirements.
3. Provision of a turn-around, outside of the public street right-of-way, is required to allow for a queuing vehicle to exit the site when access through the gate is not allowed. This may be achieved by providing an entry lane with a minimum curb to curb width of 16 feet (or 20 feet if it also serves a fire department access road) and an exit lane with a minimum curb to curb width of 24 feet. If entry and exit lanes are not separated, the total combined width of 34 feet may be permitted.
4. Provision for a Knox over-ride switch or lock installed on the gate to allow emergency vehicles to enter the site. If a gate is controlled by a gate code, the owner/complex manager shall provide the gate code updates by e-mailing Police Dispatch at [pddispatch@fremont.gov](mailto:pddispatch@fremont.gov).
5. Fence and gate height shall be in conformance with requirements of [Fremont Municipal Code Chapter 18.171 \(Fences and Hedges\)](#).

1. Fences and/or gates shall meet minimum setback requirements set forth in the Zoning Ordinance for the zoning district where the property is situated.
2. Fences and/or gates must be screened and/or integrated into the landscape. Fences located directly at the back of sidewalk are prohibited in favor of those that set back at least 2 feet and within the landscape. The goal is to avoid the look of a walled-off compound.
3. Gates, fences and special paving materials (e.g., bricks, paver stones, etc.) will not be permitted in any public right-of-way.

### **Procedural Requirements**

1. A Ministerial (Limited) Design Review Permit is required to consider security gate/fencing proposals. The Design Review Permit Application and the Building Permit Application may be submitted concurrently with a completed Request for Concurrent Review form. All permit applications are submitted electronically via the City's [permit portal](#).
2. The following information shall be required to be submitted to the City as part of the Design Review Permit Application:
  - a. Written explanation as to the need for security gates/fencing and why other methods (e.g., video surveillance or other methods are not adequate).
  - b. A scale site plan showing how the project would comply with the criteria listed above. The Plan shall identify location of all driveways and other areas where the proposed gates and fence would be installed. The site plan shall indicate where modifications to existing landscaping and irrigation system may be required. The scale of the site plan shall be a minimum of one-inch equals 20 feet.
  - c. The proposed design and height of the fence and gate with materials and colors indicated. The scale of the plans shall be ¼ inch equals 1 foot. As an alternative, you may submit catalog specification sheets with a written description as to the details (color, height, etc.) for your project.
  - d. A letter from the property owner or where applicable, Homeowner's Association indicating their approval.
  - e. All other necessary documents required for a Ministerial Design Review application per the [Submittal Checklist](#).
  - f. The City may provide direction and comments on the design review submittal during the course of review.
3. Final Design Review/Building Permit Issuance.
  - a. Submit Design Review Permit and Building Permit applications with the items listed above.
  - b. The plans shall also incorporate fencing design, structural support system, gate mechanism (including electrical system) and the Knox box.
  - c. The plans shall identify how the gate can be opened in event of power failure.