



FENCE REQUIREMENTS FOR VACANT LOTS

The City of Beverly Hills and its residents take pride in the prestigious appearance, presentation, and safety of our community. Vacant lots can create health and safety hazards which can be mitigated through the follow maintenance requirements. All vacant properties located within the City of Beverly Hills shall be minimally maintained at the standards stated herein.

1. Property Maintenance is required on all vacant lots. The owner(s) of a vacant lot must file a covenant with the City of Beverly Hills stating the terms of maintenance of the property. This includes getting a permit and submitting a landscaping, fencing, and maintenance plan. Two example of the landscaping, fencing, and maintenance plans are provided as a sample which is required to be attached to the covenant filed with the City as Exhibit "A". See Exhibit "A" samples on page 2.
 - a. There shall be appropriate landscaping maintained throughout the course of vacancy in the two (2) feet street front setback area and the city parkway.
 - b. The landscaping in the front two (2) feet of setback and the city parkway shall be maintained by an automatic irrigation system
2. The Owner(s) must also provide a bond to guarantee compliance with such landscaping, fencing, and maintenance plan.
3. A screened security fence shall be installed on all vacant properties. Fences shall comply with the following requirements and these requirements shall be detailed on the fencing plan submitted for permit.
 - a. A six (6) foot high chain link fence with a green color mesh screen shall be placed around the entire perimeter of the site.
 - b. The fence shall be placed on or adjacent to the property line on all sides of the property. The side of the chain link fence facing the street shall be setback two (2) feet from any property line with a street front.
 - c. A three (3) foot pedestrian gate access door shall be placed swinging into the property from the alley. In the case that there is not an alley, the pedestrian gate shall be placed where access is provided from the street front of the property.
 - d. A rolling gate shall be placed as an opening in the fence wherever there is a driveway approach entering the lot. The size of the gate shall not be larger in width than that of the driveway. The rolling gate door shall not be of the swinging type.
 - e. There shall be appropriate landscaping maintained throughout the course of vacancy in the two (2) feet street front setback area.
 - f. The landscaping in the front two (2) feet of setback shall be maintained by an automatic irrigation system.
 - g. Temporary Panel Stands are not permitted.

VACANT LOT FENCE & LANDSCAPE REQUIREMENTS EXHIBIT "A"

