

ARTICLE 14

SECURITY GATE REGULATIONS

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## ARTICLE 14

### SECURITY GATE REGULATIONS

SEC. 10-14.000 DEFINITIONS. For the purpose of this Article, certain words are defined. Where it appears from the context of such words that a different meaning is intended, the definition shall be approved by the Planning Director.

- a. 'Security Gate.' The words 'security gate' shall mean a gate used to control vehicular access over driveways or private streets. The gate may be operated manually or by an electronically controlled device.
- b. 'Turnaround Stall.' The words 'turnaround stall' shall mean a parking stall that is located between the street right of way and gate/fencing, which is used to turn around and/or used as a temporary parking area where a visitor can contact an occupant within the complex to request entry.
- c. 'Visitor Parking.' The words 'visitor parking' shall mean residential off-street visitor parking that is required pursuant to Section 10-2.310 of the Off-Street Parking Regulations.

SEC. 10-14.100 GENERAL SECURITY GATE STANDARDS -- COMMERCIAL AND MULTI-FAMILY RESIDENTIAL ZONING DISTRICTS.

- a. The height and location of the gate shall conform to Section 10-1.2725, Yard Requirements, e.g. Yard Exceptions-Fences, Hedges, and Walls. The gate, control devices, and approach lanes shall be adequately lighted, striped, marked, and protected to provide for the safe and orderly movement of pedestrians and traffic.
- b. All anti-directional devices, such as metal spikes that can cause tire damage, are prohibited to be used as part of a security gate system.
- c. Fencing, gates, and gate opening devices shall not encroach into the public right-of-way, including the sidewalk.
- d. Turnaround areas are to be designed to prevent vehicles from backing onto public streets.
- e. Parking stall and turn around dimensions shall conform to the Section 10-2.602, Parking Space Dimensions, and Section 10-2.624, Circulation to Parking and Loading Spaces.
- f. Security gate systems shall not block access to public resources and amenities such as public parks, schools, and trails, or interfere with existing or proposed transportation and circulation plans including established pedestrian and bicycle routes.
- g. All properties shall be well maintained and kept free of graffiti.

- h. Site plan review is required prior to the construction of a security gate unless the Planning Director determines that the gate design meets all requirements, City policies, standards, and guidelines.
- i. Single-family dwellings in all districts are exempt from the provisions of this ordinance.

SEC. 10-14.200 EXISTING MULTI-FAMILY RESIDENTIAL.

- a. Security gates conforming to applicable standards shall be permitted within existing multi-family developments unless the City Engineer determines that an unsafe traffic situation would result.
- b. Access shall be provided at all times for police, fire, City inspection, utility and other health and safety related vehicles. A gate opening system to provide for emergency vehicle access shall be installed to the satisfaction of the Police Chief and Fire Marshal.
- c. Only decorative metal is permitted for security gates and fencing unless an alternative material is approved by the Planning Director. The use of razor wire, barbed wire, or similar deterrents is prohibited in residential projects.
- d. Provisions shall be made to provide access to required visitor parking stalls. A call box shall be installed to allow visitors to contact residents to gain access into the complex.
- e. All security gate and fence systems shall provide a pedestrian access gate, which shall meet Americans with Disabilities Act regulations. The pedestrian gate shall be self-closing and locking.
- f. A turnaround is required and may be permitted within the front yard setback on a property with a minimum street frontage of 100 feet and upon approval by the Planning Director. A minimum 5-foot back-up notch with a 2-foot overhang beyond the paved circulation area is permitted upon approval. The back-up distance for the turnaround stall shall conform to Off-Street Parking Regulations.
- g. A minimum 20-foot irrigated landscape setback shall be provided across the property frontage except where the security gate and turn-around are located. A minimum 10-foot irrigated landscape setback that includes a 3-foot-high hedge and/or shrubs shall screen any turnaround and visitor parking spaces adjacent to the security gate.
- h. A landscape plan prepared by a licensed landscape architect is required unless the plan is waived by the Planning Director because quality, well maintained landscaping already exist or the proposed design does not require additional landscaping. All landscape areas shall be irrigated.
- i. The required turnaround stall may be used as a temporary parking area in order to utilize a call box to contact an occupant within the complex. The turnaround stall and 5-minute parking limitation shall be designated through striping and signage.
- j. Reflectors shall be attached to the interior and exterior sides of the gate at the height

between 1 and 3 feet.

- k. The driveway width through the gate opening shall be a minimum of 12 feet wide when serving 1-7 parking spaces and a minimum of 20 feet wide when serving 8 or more parking spaces.
- l. Where access to a parking, loading, and/or driving aisle is controlled by gates, there shall be sufficient width for either two side-by-side entry vehicles or sufficient depth for two queued-entry vehicles, or greater if required by the Planning Director, between the gates and the street right-of-way or sidewalk, whichever is closer. There also shall be sufficient paved turn-around area between the gates and the street right-of-way or sidewalk, whichever is closer, to allow a vehicle to turn around and exit the property in a forward direction without opening the gate.
- m. All security gates must have manual back-up systems and alternative energy back-up systems, such as a generator or battery, which would allow operation of the security gate(s) during an electrical power outage.
- n. All security gate systems shall provide security lighting for vehicle and pedestrian entrances, the visitor parking space(s), and the vehicle turn-around area. The Planning Director shall approve the lighting design.

SEC. 10-14.201 NEW MULTI-FAMILY RESIDENTIAL.

- a. At the entry point, security gates conforming to applicable standards shall be permitted within new multi-family developments unless the City Engineer determines that an unsafe traffic situation would result.
- b. Access shall be provided at all times for police, fire, City inspection, utility and other health and safety related vehicles. A gate opening system to provide for emergency vehicle access shall be installed to the satisfaction of the Police Chief and Fire Marshal.
- c. Only decorative metal is permitted for security gates and fencing unless an alternative material is approved by the Planning Director. The use of razor wire, barbed wire, or similar deterrents is prohibited in residential projects.
- d. Provisions shall be made to provide access to required visitor parking stalls. A call box shall be installed to allow visitors to contact residents to gain access into the complex.
- e. All security gate and fence systems shall provide a pedestrian access gate, which shall meet Americans with Disabilities Act regulations. The pedestrian gate shall be self-closing and locking.
- f. A turnaround shall be provided beyond the front yard set back providing a minimum 20-foot irrigated landscaped front yard. The turn-around shall include a minimum 5-foot deep back-up area.
- g. The required turnaround stall may be used as a temporary parking area in order to utilize a call box to contact an occupant within the complex. The turnaround stall and

5-minute parking limitation shall be designated through striping and signage.

- h. Reflectors shall be attached to the interior and exterior sides of the gate at the height between 1 and 3 feet.
- i. A minimum 20-foot irrigated landscape setback shall be provided across the property frontage except where the security gate and turnaround are located. A minimum 10-foot irrigated landscape setback that includes a 3-foot-high hedge and/or shrubs shall screen any turnaround and visitor parking spaces adjacent to the security gate.
- j. The driveway width through the gate opening shall be a minimum of 12 feet wide when serving 1-7 parking spaces and a minimum of 20 feet wide when serving 8 or more parking spaces.
- k. Where access to a parking, loading, and/or driving aisle is controlled by gates, there shall be sufficient width for either two side-by-side entry vehicles or sufficient depth for two queued-entry vehicles, or greater if required by the City Engineer, between the gates and the street right-of-way or sidewalk, whichever is closer. There also shall be sufficient paved turnaround area between the gates and the street right-of-way or sidewalk, whichever is closer, to allow a vehicle to turn around and exit the property in a forward direction without opening the gate.
- l. All security gates must have manual back-up systems and alternative energy back-up systems, such as a generator or battery, which would allow operation of the security gate(s) during an electrical power outage.
- m. All security gate systems shall provide security lighting for vehicle and pedestrian entrances, the visitor parking space(s), and the vehicle turnaround area. The Planning Director shall approve the lighting design.
- n. A landscape plan prepared by a licensed landscape architect is required unless waived by the Planning Director. All landscape areas shall be irrigated.

SEC. 10-14.202 SINGLE-FAMILY COMMUNITIES.

- a. Security gates that conform to applicable standards shall be permitted across private streets unless the Planning Director, in consultation with the City Engineer, determines that an unsafe traffic situation would be created, that the gate would result in interruption of the street network, or where public access to public amenities or facilities would be obstructed or hindered.
- b. Access shall be provided at all times for police, fire, City inspection, utility and other health and safety related vehicles. A gate opening system to provide for emergency vehicle access shall be installed to the satisfaction of the Police Chief and Fire Marshal.
- c. Only decorative metal is permitted for security gates and fencing unless an alternative material is approved by the Planning Director. The use of razor wire, barbed wire, or similar deterrents is prohibited in residential projects.
- d. Entrances to gated private streets shall be designed to allow vehicles to turn around

- on-site without backing onto public streets.
- e. A bypass lane and a call box are required.
  - f. Median islands, located in private street entrances, shall be set back a minimum of 20 feet from the intersection of the public right-of-way. All median islands shall be landscaped to the satisfaction of the City of Hayward Landscape Architect.
  - g. When a request is made to gate an existing community, all property owners within the area to be gated, or their homeowners' association, shall agree in writing to the request and agree to be responsible for the maintenance of the gate equipment, fences, walls, traffic control devices, roadway and landscaping. The Covenants, Conditions and Restrictions (CC&R's) shall reflect all conditions of approval for the security gate.
  - h. All security gate systems shall provide security lighting for vehicle and pedestrian entrances, the visitor parking space(s), and the vehicle turnaround area. The Planning Director shall approve the lighting design.
  - i. Reflectors shall be attached to the interior and exterior sides of the gate at the height between 1 and 3 feet.
  - j. A landscape plan prepared by a licensed landscape architect is required unless a plan is waived by the Planning Director because quality well maintained landscaping already exists or the proposed design does not require additional landscaping. All landscape areas shall be irrigated.

SEC. 10-14.203 COMMERCIAL.

- a. Security gates conforming to applicable standards shall be permitted within existing commercial developments unless the City Engineer determines that an unsafe traffic situation would result.
- b. Access shall be provided at all times for police, fire, City inspection, utility and other health and safety related vehicles. A gate opening system to provide for emergency vehicle access shall be installed to the satisfaction of the Police Chief and Fire Marshal.
- c. Only decorative metal is permitted for security gates and fencing visible from the street right-of-way unless otherwise approved by the Planning Director.
- d. All security gate and fence systems shall provide a pedestrian access gate, which shall meet Americans with Disabilities Act regulations. The pedestrian gate shall be self-closing and locking.
- e. All security gates must have manual back-up systems and alternative energy back-up systems, such as a generator or battery, which would allow operation of the security gate(s) during an electrical power outage.
- f. All security gate systems shall provide security lighting for vehicle and pedestrian entrances, the visitor parking space(s), and the vehicle turn-around area. The Planning

Director shall approve the lighting design.

- g. Reflectors shall be attached to the interior and exterior sides of the gate at the height between 1 and 3 feet.
- h. A landscape plan prepared by a licensed landscape architect is required unless a plan is waived by the Planning Director because quality well maintained landscaping already exists or the proposed design does not require additional landscaping. All landscape areas shall be irrigated.
- i. Security gate design shall include measures for safe access. Design to be approved by the Planning Director.