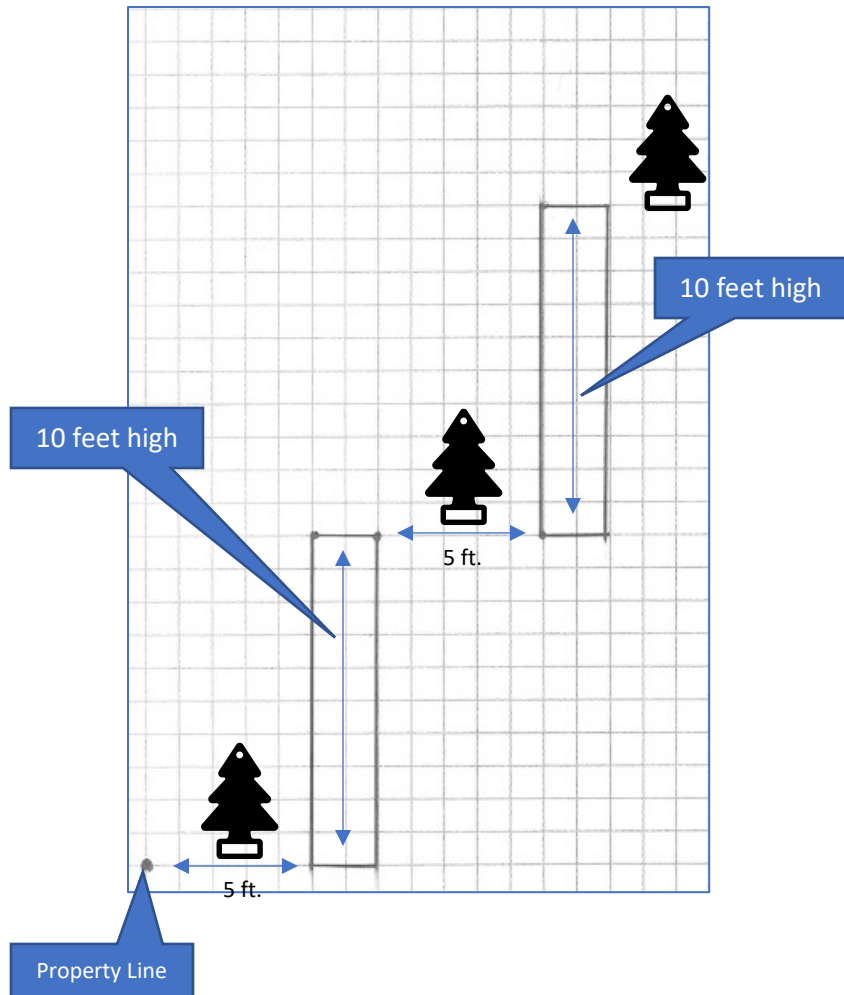


Information Sheet

Requirements for Retaining Walls in the Village of Pomona



- The maximum height of a retaining wall is ten (10) feet.
- If a height of earth more than ten feet needs to be retained, additional walls must be built, with five (5) feet between each additional wall. Each additional wall must be 10 feet high or less.
- Walls four feet or higher must be landscaped with minimum four (4) foot tall trees or shrubs. Landscaping must be installed at the bottom and top of each wall section.
- Retaining walls higher than eight (8) feet must be set back at least five (5) feet from any property line.
- Retaining walls ten (10) feet or higher require site plan approval by the Planning Board. Lower walls can be approved by the Building Inspector.
- Wall materials must include textures, colors, patterns and surfaces that provide an aesthetic appearance. The use of smooth concrete is prohibited.
- A fence or guardrail may be required for safety, at the top of a retaining wall.
- The Planning Board may grant a waiver for a retaining wall or walls up to fifteen (15) feet in height, in hardship cases with special circumstances.
- See §130-16 subsection M of the Village Code, on the back of this sheet, for specific language and additional details.

Information Sheet

Requirements for Retaining Walls in the Village of Pomona

Village of Pomona Zoning Code, §130-16, subpart M:

M. Retaining walls. Retaining walls, whose primary purpose is the stabilization of slopes, are permitted within required yards, provided that:

- (1) Any retaining wall higher than eight (8) feet shall be set back five (5) feet from any property line.
- (2) Landscaping. The area adjacent to the top or bottom of each retaining wall four (4) feet or higher, and at the foot of any wall, shall be landscaped with trees or shrubs with a minimum height of four (4) feet at the time of installation, to mitigate the wall's visual impact, and to blend into the natural setting. When tiered retaining walls are employed, such landscaping shall be installed at the foot of the wall, and at the top of each tier.
- (3). Wall materials. Wall materials or facing shall include textures, colors, patterns and surfaces to provide an aesthetic appearance, and which shall blend into the surrounding natural setting. The use of smooth concrete shall not be permitted.
- (4). Protection from falls. The Planning Board or Code Enforcement Officer may, where necessary for safety, require the addition of a motor vehicle bumper guard or fence at the top of any retaining wall.
- (5) Installation of retaining walls ten (10) feet or higher shall require site plan approval of the Planning Board, regardless of whether or not the application is subject to review as a steep slope site plan pursuant to §119-2.A. When conducting its review, the Planning Board shall apply the following standards:
 - a. In development of land, natural grades should be preserved wherever possible, and retaining walls higher than ten feet, with related earthwork, shall only be permitted when good and sufficient reason appears. All proposed buildings or structures shall be situated on a lot in a manner that requires the least amount of retaining wall construction as is practicable, to minimize grading, removal, or filling of soil.
 - b. No retaining walls shall be permitted to result in any increase of velocity or change in direction of surface water runoff without such water being appropriately managed on site to not adversely affect other properties.
 - c. Retaining wall heights and setback. Retaining wall heights shall be a maximum of ten (10) feet, measured from the bottom of the wall to the top of the wall. For projects requiring retention with retaining wall heights greater than ten feet, multiple tiered retaining walls shall be employed. Tiered retaining walls shall be defined as a single wall if the spacing between the face of walls is less than five (5) feet measured on the horizontal. All retaining walls subject to site plan approval shall be setback five feet from any property line.
 - d. Landscaping. The five-foot spacing requirement between tiered retaining walls and between a retaining wall and any property line shall allow for adequate landscaping at the top of each tiered wall and at the foot of the wall, according to the specifications of subsection 2 above.
 - e. Waiver of maximum wall height. Where the Planning Board finds that, because of special circumstances of a particular site, extraordinary hardships may result from strict compliance with the maximum height of a retaining wall as set forth in subsection c above, the Board may grant a waiver to allow a retaining wall up to fifteen (15) feet in height, so that substantial justice is done, and the public interest secured. Where the maximum retaining wall height is waived, the resolution of the Planning Board shall attach such conditions, as in its judgement, are necessary to substantially secure the objectives of this Chapter, including, but not limited to enhanced plantings and landscaping to mitigate the additional height proposed. The minimum five (5) foot horizontal spacing between tiered walls shall not be waived. The minimum five (5) foot setback from property lines shall not be waived.