

General

The fence standards shown on this handout only apply to fences located on single family residential lots. Please call the City Community Development Division at 510-578-4330 for fence standards at commercial, industrial and multi-family developments.

Permits

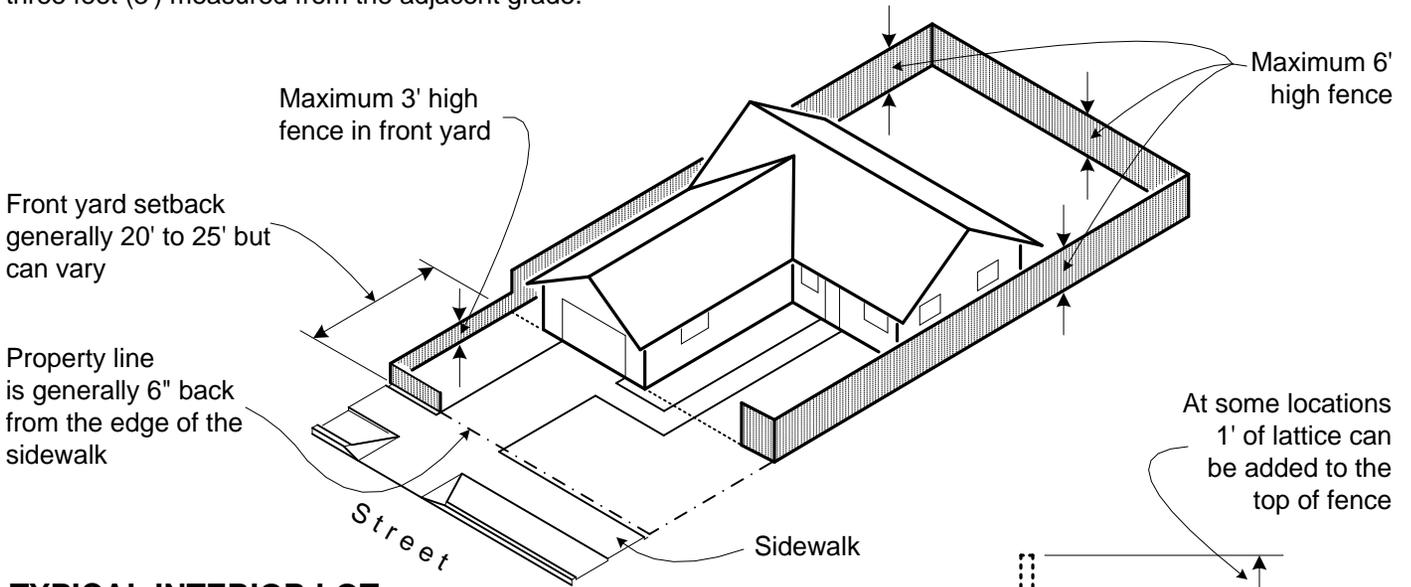
Building permits must be obtained from the City Building Inspection Division prior to constructing any wood or chain link fence exceeding seven feet (7') in height and any masonry or concrete fence exceeding four feet (4') in height, both measured from adjacent grade.

Front Yard Setbacks

Front yard setbacks vary between 20 and 25 feet depending on the residential district the lot is located in. Front yard setbacks are measured from the front property line. Front property lines are generally, but not always, six inches (6") behind the sidewalk. For specific information on setbacks, please contact the City Community Development Division at 510-578-4330.

Fence Standards For Interior Lots

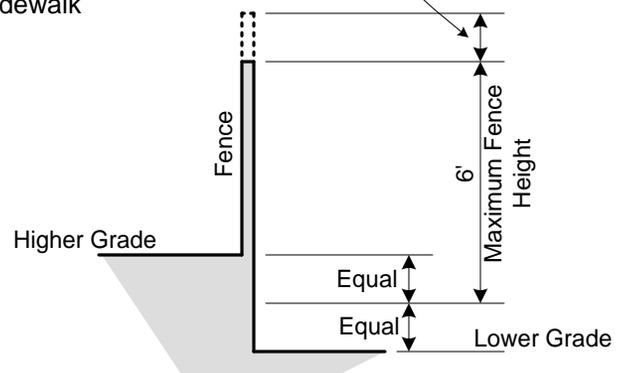
In general, fences along side and rear yard property lines of an interior lot can be no higher than 6 feet measured from adjacent grade. However, one foot of wood lattice can be added to the top of a six foot high fence wood fence provided the lattice can not be seen from a public street. Fences located within front yards can be no higher than three feet (3') measured from the adjacent grade.



TYPICAL INTERIOR LOT

Fences At Lots With Different Grades

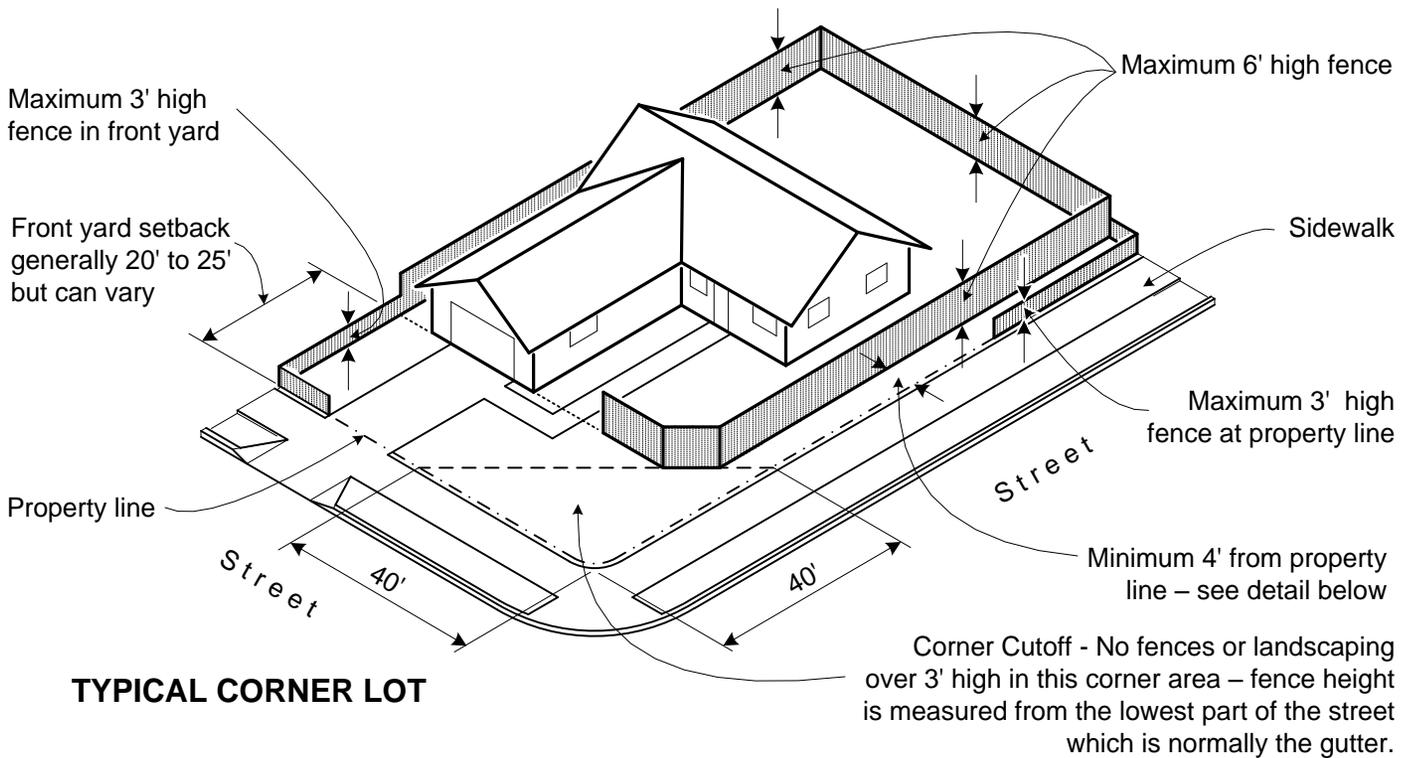
Sometimes the grade elevation between adjacent lots will be different. When this occurs the allowable height of a fence is measured from the average of the adjacent grade elevation on both sides of the fence. An example is shown to the right. Often, when there is a large elevation difference between lots a retaining wall is constructed at the property line and the fence is built on top of the retaining wall.



Max. Height of Fence at Lots with Different Adjacent Grades

Fence Standards For Corner Lots

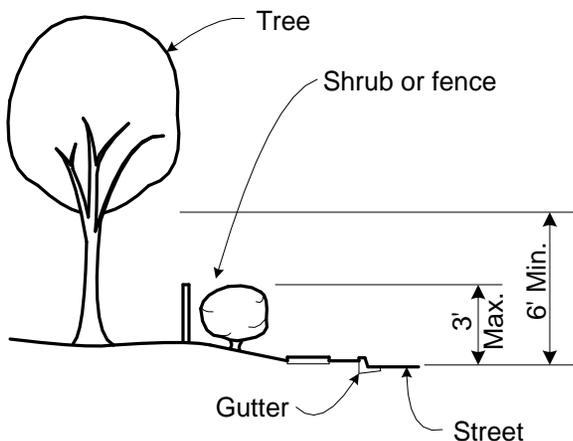
Generally, fences along the interior side and rear property lines of a corner lot can be no higher than six feet (6') measured from adjacent grade. The fence height at side yards along the street will vary. Fences located at the property line can be no higher than three feet (3') measured from adjacent grade. Fences along the street side yard can be up to six feet (6') high provide the fence is set back at least four feet (4') from the property line (see detail below). Fences located within front yards can be no higher than three feet (3') measured from adjacent grade.



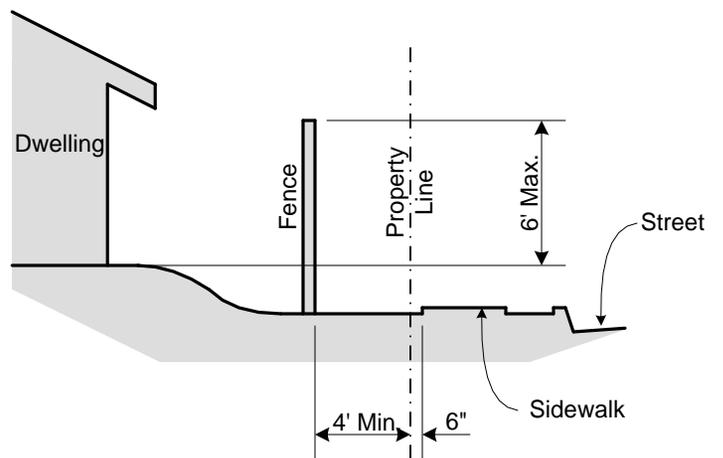
TYPICAL CORNER LOT

Sight Line Clearance At Corner Lots

In order to provide clear sight lines for traffic entering an intersection, the height of fences and landscaping within a triangular area at the street intersection is limited to three feet (3') measured from the lowest part of the adjacent street. Trees can be planted in this triangular area provided they are pruned to provide a clear open area below the tree's leaves. Refer to detail below.



Tree, Shrub, and Fence Clearances at Typical Corner Lot



Maximum Height and Location of Fence at Property Line Adjacent to Street