



**Economic and Community
Development Department**
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REQUIREMENTS FOR WALLS, FENCES AND HEDGES IN RESIDENTIAL DISTRICTS

Walls, fences and hedges located in any residential area are subject to the following height, location and design restrictions. All walls and fences over six (6) feet in height are subject to issuance of a building permit.

FRONT YARDS: In the required front yard, the maximum height of a wall, fence or hedge shall be three (3) feet above the surface of the ground.

SIDE YARDS (INTERIOR): In the interior side yard from the rear property line to the front setback line, the maximum height of a wall, fence or hedge shall be six feet above the surface of the ground, except that an additional one and one-half (1½) foot of lattice may be added above a six (6) foot high fence per approval by the Director and issuance of a building permit.¹

REAR YARDS: In the required rear yard, the maximum height of a wall, fence or hedge shall be six feet above the surface of the ground, except that an additional one and one-half (1½) foot of lattice may be added above a six (6) foot high fence per approval by the Director and issuance of a building permit.¹

CORNER LOTS: On corner and reverse corner lots, the maximum height of a wall, fence or hedge shall be three feet along the street side yard lot line, except that a maximum of six (6) feet in height may be permitted when located ten (10) feet from the street side lot line and at least thirty-five (35) feet from the front lot line, but no closer to the front lot line than the front face of the structure.

MULTI-FAMILY: On lots developed with multi-family residential uses, fences a maximum of eight feet in height may enclose interior private open space areas at the end units of building clusters. "Interior private open space areas" are those areas which are located between a building unit and a garage of other structure.

DESIGN: The design of fences and walls, and the materials used in construction, shall aesthetically complement the yard area, be compatible with neighboring yards, fences and structures, and be subject to review and approval by the City prior to construction. Acceptable materials include natural material such as wood, masonry and earth materials, and do not include metal, plastic or other similar materials where such fences and structures are intended to exceed three (3) feet above the surface of the ground.

IMPORTANT NOTE ABOUT PROPERTY LINES: Setbacks/yards are measured from property lines, which are typically located 10 feet behind the face of the curb. Property lines rarely correspond with the edge of the sidewalk. Check your property's building permit address file or speak with City staff to determine where your property line is located to ensure you are taking proper measurements.

¹ Eight foot walls and fences may be allowed in the required rear yard where lots back up to a flood-control channel, a railroad, a park, a licensed residential care or health facility, a school, a child care center or a major arterial, including Alvarado-Niles Road, Dyer Street, Decoto Road, Whipple Road, Union City Boulevard, Mission Blvd, and Alvarado Blvd. Property owners who have an eight foot fence adjacent to a residential care facility shall be responsible for lowering the fence to a maximum height of six feet when the residential care facility leaves the site. The owner of the lot on which an eight-foot fence is constructed in accordance with this subsection shall reduce the fence height to six (6) feet within thirty (30) calendar days of the removal, relocation, or the termination of operations of the adjacent facility, school or center.

