



COMMUNITY DEVELOPMENT DEPARTMENT
RESIDENTIAL FENCE STANDARDS
MUNICIPAL CODE § 17.31

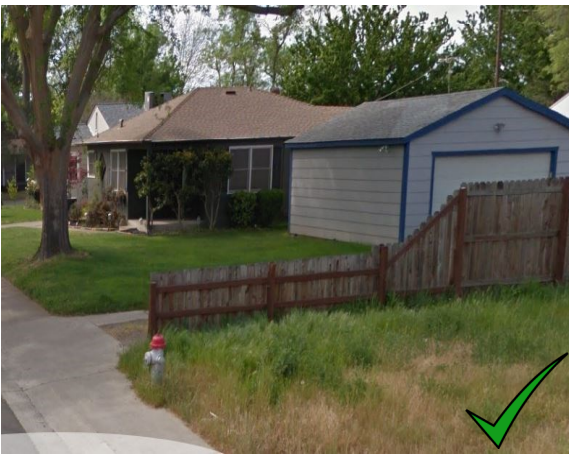
Introduction

The purpose of this handout is to help residential property owners identify fencing regulations applied to their property. Please check below to see what type of fencing is permitted and the requirements. Fencing regulations are dependent on property zoning and regulations within this handout have been organized by zone. Zoning may be checked online at <http://cityofwestsacramento.org/services/gis/default.asp> or by calling the Planning Division at (916) 617-4645. Setback information can be determined using the building setback matrix on page 3.

3 Foot Height Limit: RE, RRA, R-1-B, R-3, R-4 Zones

Fencing, walls, structures, or hedges may be no more than 3 feet in height in these areas:

- A. Front setbacks
- B. Street side setbacks within 45 feet of a street corner
- C. Within 10 feet of any street property line, or within five feet of the sidewalk where separated sidewalk exists.
- D. Within a triangle formed by measuring 30 feet from any street corner down the lot lines and connecting across the property



(Fence height drops to 3 feet in the front setback area)



(The fence is located within the front setback area and is also above 3 feet in height)

4 Foot Height Limit: R-1-A, R-2 Zones

Please check building setback matrix on page 3 to determine setbacks for R-1-A and R-2 zones.

Fencing, walls, structures, or hedges may be up to 4 feet in height in the following areas in the R-1-A and R-2 zones if they are at least 95% open to views through the fence, such as a wrought iron, chain link or picket fences. If not 95% visually open, 3 feet is the maximum height in the following area:

- A. In front setbacks
- B. In street side setbacks within 45 feet of a street corner
- C. Within 10 feet of any street property line, or within five feet of the sidewalk where separated sidewalk exists.
- D. Within a triangle formed by measuring 30 feet from any street corner down the lot lines and connecting across the property



(The fence is 4 foot and 95% see through)



(Though the fence is 95% visible, it is over 4 foot)

Seven Foot Limit:

Fencing, walls, structures or hedges 7 feet or under within interior side and rear yard setbacks are allowed. Please check with the Building Division at 916-617-4683 to see if a Building Permit is required. No fence or wall over seven feet in height shall be allowed within any setback area in a residential zone.

Utility Easement:

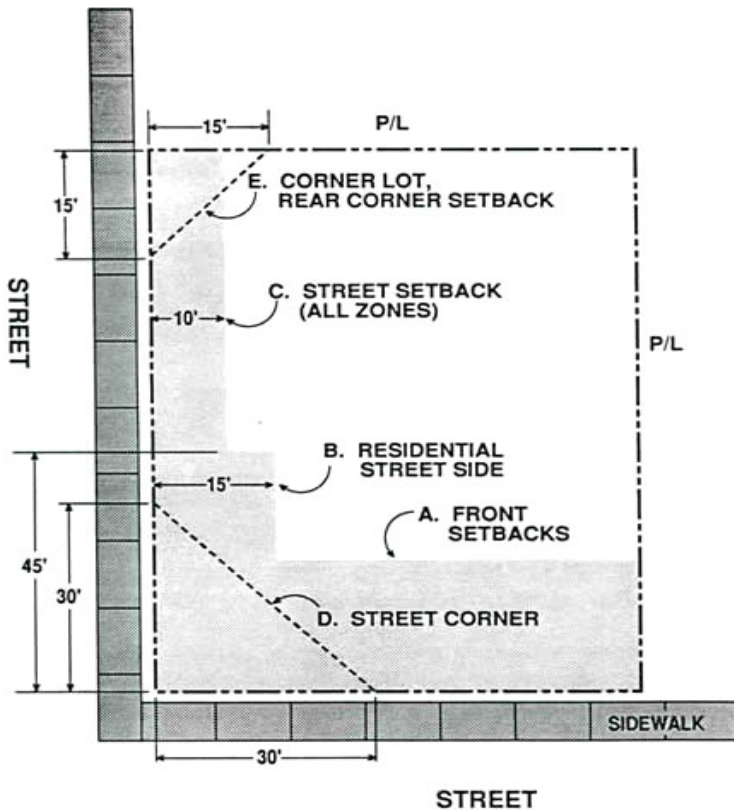
Permanent structures, including, but not limited to, retaining walls, fences, arbors, and trellises, shall not be constructed in public service easements or public utility easements. Many properties have such easements along the street frontage(s). A title report may indicate the presence and location of easements.

BUILDING SETBACK MATRIX

Subject Property Zoning

	RE	RRA	R1A	R1B	R2	R3
						R4
Adjoining Property Status	Side or rear setbacks in feet from adjoining property line. The front setback is from the lot line which is defined as the edge of right-of-way whether or not the owner has fee title to the centerline of the road. The front setback and streetside setback is measured perpendicular to the lot line. First entry in column is setback north of the deep water ship channel and second entry is south of the DWSC.					
Major arterial						
Front yard	30	20	20	15*	20/10	20/10
Street side	20	16	15	11	15/11	20/11
Other Street						
Front yard	30	20	20	15*	15/10	15/10
Street side	20	16	15	11	15/11	15/11
Alley	5	5	5	5	5	5
Residential						
Side yard	10	10	5	5	5	8/5
Rear yard	20	20	10	15	10	8/15

**THREE FOOT HEIGHT ZONE: FENCES
WALLS
HEDGES**



Note 1: Front setback is defined as the distance a building must be set back from the shortest property line adjoining a street; the other side facing the street would be the side setback as depicted in the figure above.

Note 2: Setbacks may vary in the SFP, WSP area, and other planned developments.

Materials

Barbed wire/razor wire fencing is prohibited unless used in the A-1, RRA, and RE zones and used for security purposes in the M-1, M-2, and M-3 zones. Fences must be constructed with proper materials such as wood, masonry, brushed metal, wrought iron, etc.

Nonconforming fences

Fences built legally at the time but are not compliant with current city regulations are considered non-conforming. If you see a property with fencing not in accordance with city regulation, it may be that the fence existed prior to the current city regulations. Fences which were legally constructed but are now nonconforming may continue to be used. New fencing, including replacement of non-conforming fences, must follow current city code. For more information, please contact the Planning Division at (916) 617-4645.