

Residential Fences

Purpose

This handout summarizes the requirements for the installation or replacement of a fence on a single-family residential property. This does not include concrete/masonry walls, retaining walls, or backing lot walls.

Permits Required

A Building Permit is required for all fences over 7 feet tall. Although a Planning permit is not required, installing a fence that does not comply with the zoning regulations runs the risk of a code enforcement action. We recommend reviewing your plans with a Planner prior to installation.

Approvals

Planning

Staff reviews plans for conformance to the zoning regulations relating to height, locations, and materials. Typically, a fence up to 6 feet tall is allowed around the sides and rear of a residence, while fences in front of houses are limited to 3 feet in height. Lattice is included in the 6-foot height limit. There are special considerations for corner lots and lots that back up to major streets,

For properties located in the South Livermore Valley Specific Plan, please see page 9-26 for regulations.

Building

Staff reviews plans for conformance to the building code for foundation and structural components.

Engineering

Staff verifies fence location is not within an easement. (Disclaimer: Approval of fence location does not substitute for professional property survey.)

Fees

Building Permit fees are based on the lineal footage and the height of the fence. No fees for fences under 7 ft. See Master Fee Schedule for more information.

Plan Submittal Requirements

- Three (3) site plans that include the following items and dimensions:
 - Address
 - Property lines
 - Existing and proposed fence locations
 - Distance from house and all structures to fence
 - Sidewalk and driveways
 - Easements
- Two (2) construction details of the fence including:
 - Height
 - Materials
 - Foundation and Framing Details

Review Time

Residential fences are reviewed over the counter.

Additional Resources

[Building Permit Application](#)