

FREQUENTLY ASKED QUESTIONS ABOUT FENCES
Refer to Municipal Code §10-2.3.104 (Fences and Walls)

How tall can my fence be?

A fence in a residential neighborhood is allowed a maximum height of three feet if it is constructed within the required front yard setback area. If the fence is located outside of the required setback area, then the fence is allowed a maximum height of six feet.

What is a front yard setback?

A front yard setback is the required distance between the front property line or access easement and the residence. (See diagram on the back of this sheet)

If I add lattice to my six-foot fence, does that count towards fence height?

Yes. Lattice, mesh, or anything added which increases the fence height is counted towards fence height and should not exceed 6 feet.

How is fence height measured?

Fence height is measured from the highest existing adjacent grade to the highest point of the fence.

I have a corner lot. Are the fence height allowances the same?

If the property is a corner lot, we recommend that you call the Planning Division, visit us at City Hall, or submit a Preliminary Review Team (PRT) Application. Often times there are many other concerns to consider when reviewing corner lot fences.

Can I have a fence taller than 6 feet under any circumstance?

Yes. Property owners may apply for a Minor Use Permit. However, specific findings must be made by the Zoning Administrator in order to grant a Minor Use Permit. Additionally a public hearing and fee is required to apply for a Minor Use Permit. Applying for a minor use permit is no guarantee that a fence height taller than six feet will be granted. We highly recommend that a Preliminary Review Team (PRT) application is submitted prior to a formal application.

What is a Preliminary Review Team (PRT) Application?

A Preliminary Review Team application is a free one-time application that can be completed and submitted to staff. Staff will then provide preliminary constructive feedback on your proposed fence. The PRT meets every Tuesday and the application should be submitted by the Thursday before the meeting. No decision is made and the meeting is limited to internal staff. The turnaround time for comments is one week.

What findings must be made in order to grant a minor use permit?

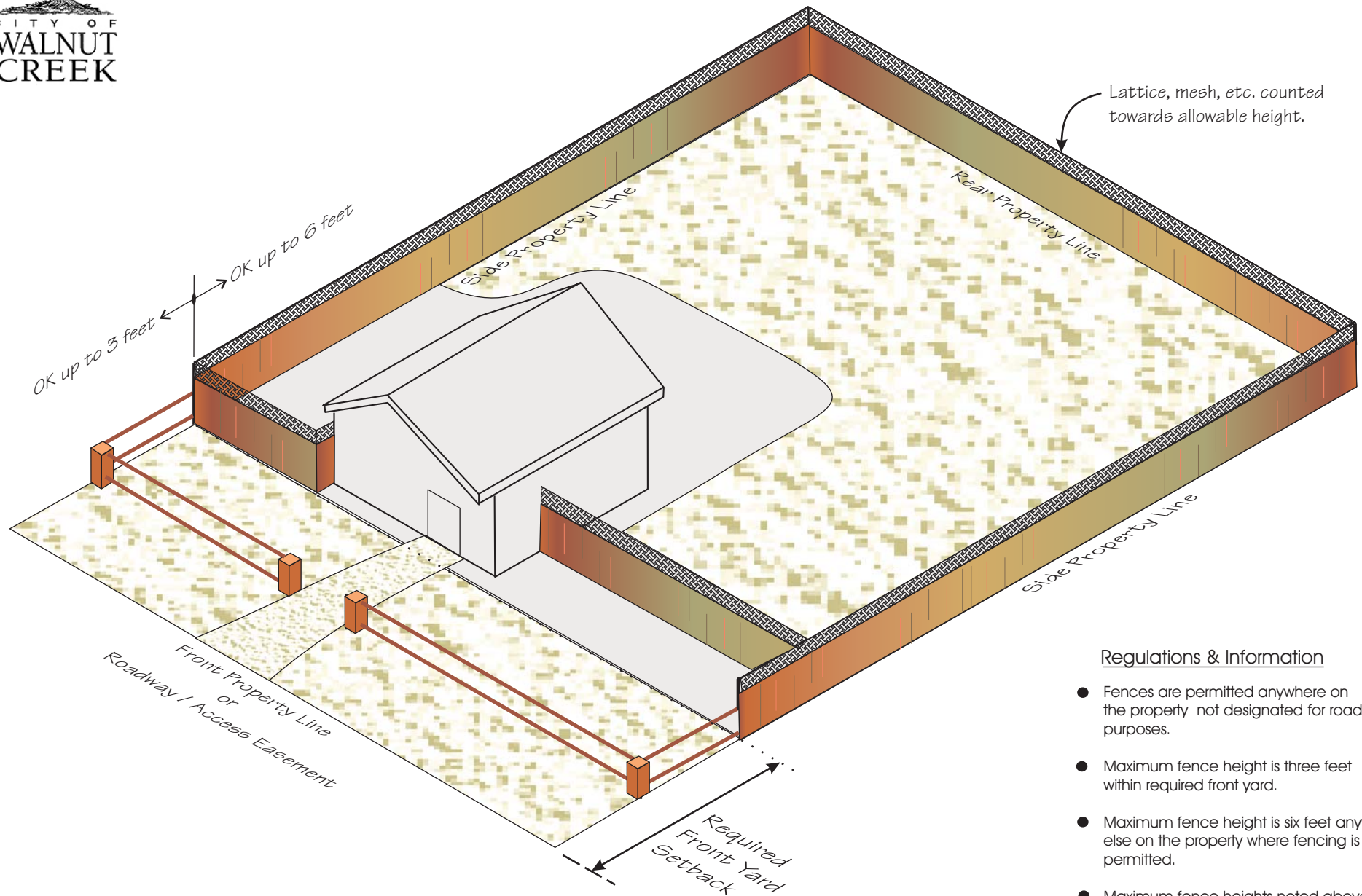
The Municipal Code states: "No minor use permit for a fence permit shall be granted unless a finding can be made that the installation or construction of a fence, under the conditions of the particular case, will not infringe upon the visual openness of surrounding properties; detract, impair or destroy the characteristics of the established area, nor be detrimental to the health, safety or welfare of persons residing or working in or adjacent to the area or neighborhood of such structure."

It is very important that the applicant include in the project description a summary of how these findings could be made. Photos and plans drawn to a measurable scale must be submitted with the application.

Staff highly recommends that Preliminary Review Team (PRT) Application be submitted prior to applying for a Minor Use Permit for a fence.

Where can I get more information regarding fences?

You can visit us at the Planning Counter located on the second floor of City Hall at 1666 N. Main Street; call the Duty Planner at 925-256-3558; send us an email at dutyplanner@walnut-creek.org; or, access the Municipal Code online at www.walnut-creek.org.



Regulations & Information

- Fences are permitted anywhere on the property not designated for roadway purposes.
- Maximum fence height is three feet within required front yard.
- Maximum fence height is six feet anywhere else on the property where fencing is permitted.
- Maximum fence heights noted above may be exceeded upon obtaining a Minor Use Permit. See Zoning Ordinance Section 10-2.1904 for procedures.
- A building permit may be required to build a fence over six feet tall.

NOTE:
This illustration applies only to interior lots.
Contact the Planning Division for corner lots.
Dutyplanner@walnut-creek.org or (925)256-3558