



Community Development Department Planning Division

FENCES IN A COMMERCIAL OR INDUSTRIAL AREA

WHERE CAN I BUILD A FENCE?

Fences and walls can be built on the property line or at any point inside the lot in all commercial or industrial areas within Benicia. (For the purpose of this information sheet, the term “fences” shall include walls and similar structures.) The placement of the fence is not regulated by the Zoning Ordinance. However, the height of the fence is dependent on its location within the property, and the design of the fence requires design review approval.

HOW TALL CAN THE FENCE BE?

Commercial zones: The maximum height of any fence in a commercial zone is 8 feet.

Industrial zones: The maximum height of any fence in an industrial zone is 12 feet, except for sites adjacent to an R (residential) or C (commercial) district, where the maximum height is 8 feet.

Please note: In all industrial and commercial zones, a fence may have to be lower than the maximum height under any of the following circumstances:

- **Street property line setback:** If the fence is built within 15 feet of a street property line, the fence may not exceed 3 feet in height.
- **Driveway/intersection visibility:** To preserve sight distance at intersections and driveways, there are two special fence height limitations. A fence along a driveway may not exceed 3.5 feet in height for a depth of 5 feet inside a street-side property line. At intersections, fences may be no higher than 3 feet in height within a triangular area bounded by the street right-of-way lines and a diagonal line joining points on the right-of-way lines 25 feet back from the point of their intersection.

Examples of all of these situations are provided on the reverse of this sheet.

SPECIAL REGULATIONS NEAR RESIDENTIAL AREAS:

The Zoning Ordinance requires the use of screen walls when new industrial or commercial development takes place adjacent to a residential area. If you are developing a site which adjacent to an existing ground-floor residential use, you will need to construct a 6-foot high, solid masonry, wood, or concrete wall along the property line abutting the residential use. There is one exception: A screen wall is not required if there will be a minimum 10-foot wide landscaped setback provided along the property line facing the residential use, or where the building to be constructed has no opening facing the residential use.

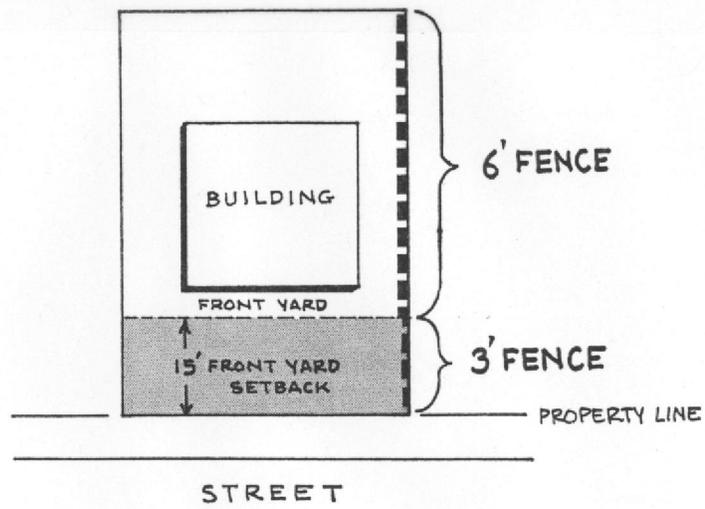
IS DESIGN REVIEW REQUIRED?

Fences and walls in commercial and industrial areas are subject to design review. Depending on the zoning district, the fence design will be reviewed by either the Design Review Commission (DRC), or by Planning Division staff. Information on the design review process can be found in separate information sheets available from the Planning Division.

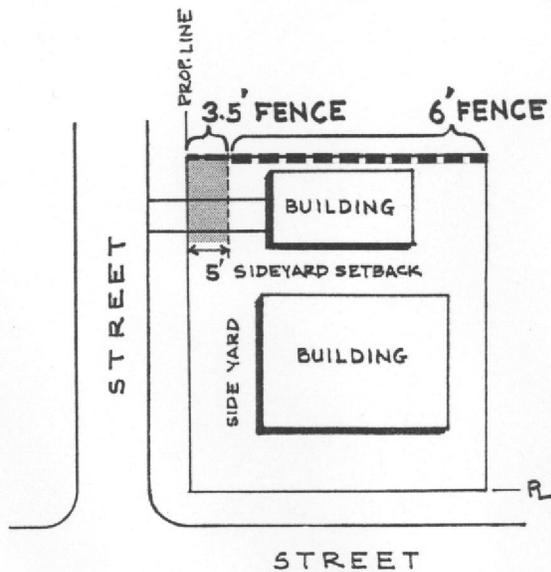
Generally speaking, fences should be compatible with the architecture and materials utilized for the main structures on the site, and should be integrated into the overall site design. Any member of the Planning Division staff can assist you in determining the type of review that will be needed for your fence project.

DO I NEED A BUILDING PERMIT?

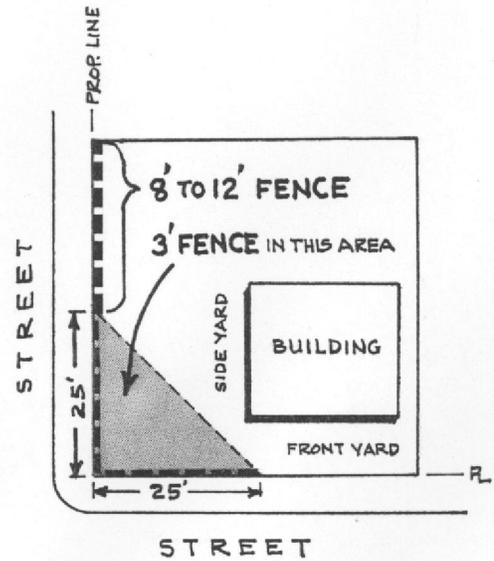
Fences of 6 feet or less in height normally do not require a building permit, and can be constructed following design review approval. Any fence over 6 feet in height will require a building permit, as will fences constructed on top of a retaining wall. Please check with the Building Division at 746-4230 regarding permits for fences and/or retaining walls.



FRONT YARD AREA



DRIVEWAY VISIBILITY



INTERSECTION VISIBILITY