



## Community Development Department Planning Division

### FENCES IN RESIDENTIAL AREAS

#### WHERE CAN I BUILD A FENCE?

Fences can be built on the property line or at any point inside the lot in all residential areas within Benicia. 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.

#### HOW TALL CAN THE FENCE BE?

The maximum height of any fence in a residential area is 6 feet. However, the fence may have to be lower than 6 feet if it is built in certain sections of your lot:

- **Front yard setback:** If the fence is built within the first 15 feet of your property, as measured from the front property line, the fence may not exceed 3 feet in height. 17.24.030 (P)
- **View protection:** Where the difference in elevation between two adjacent lots is more than 10 feet, a fence at the top of the slope may not exceed 3 feet in height, to protect views from the upper lot, unless a higher height is approved by the Community Development Director.
- **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. 17.74.150

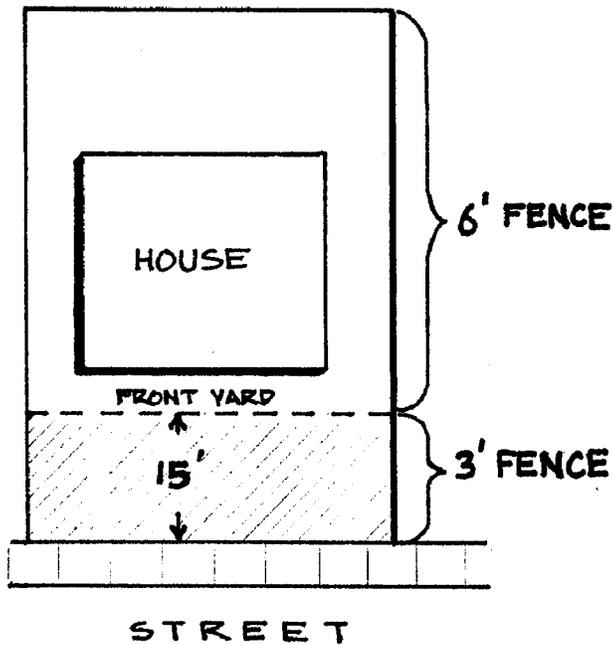
Examples of all of these situations are provided on the reverse of this sheet; for specific questions, contact the Planning Division at 746-4280.

#### WHAT CAN IT LOOK LIKE?

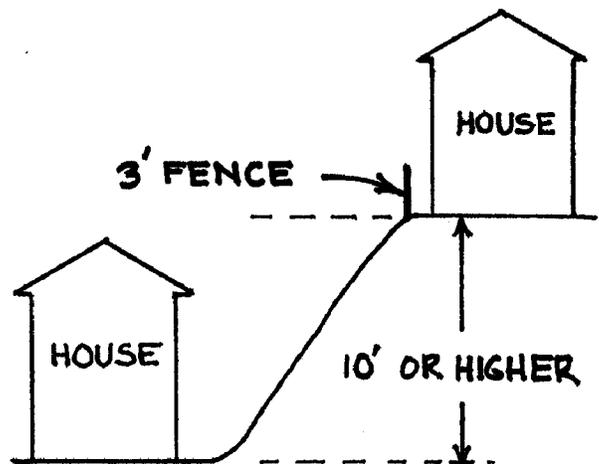
Except in the historic conservation districts, the Benicia Zoning Ordinance does not regulate the design of fences in the RS (Single-Family Residential) zone; only the height of the fence is regulated. However, if you are planning to construct a fence along a shared property line, it is usually a good idea to involve your neighbor in the design and placement of the fence. For historic single-family homes in the Downtown and Arsenal Historic Conservation Districts, and for multi-family projects in the RM and RH (Medium- and High-Density Residential) zones, the design of the fence must be approved by the Planning Division prior to construction.

#### DO I NEED A BUILDING PERMIT?

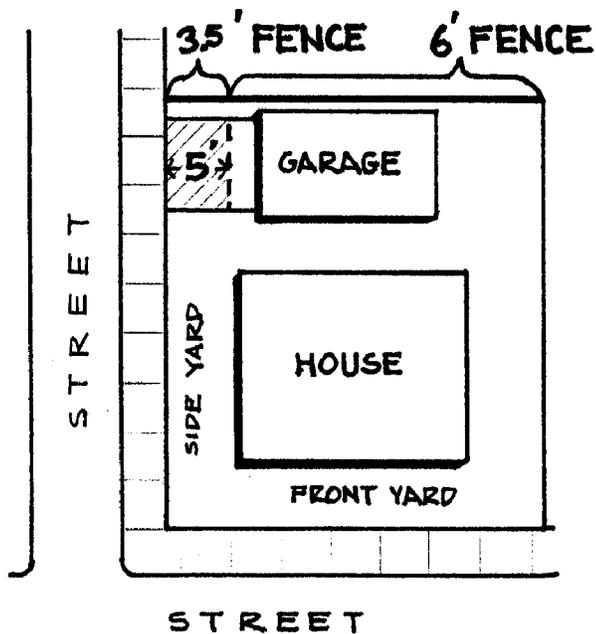
Fences of 6 feet or less in height normally do not require a building permit. However, if the fence is constructed on top of a retaining wall, the entire structure may require a building permit. Please check with the Building Division at 746-4230 regarding permits for retaining walls.



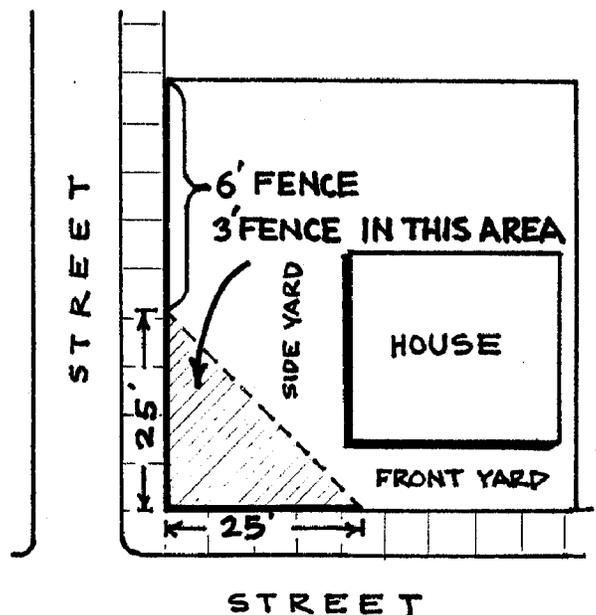
FRONT YARD AREA



VIEW PROTECTION



DRIVEWAY VISIBILITY



INTERSECTION VISIBILITY