



COMMUNITY DEVELOPMENT DEPARTMENT  
RESIDENTIAL FENCE STANDARDS  
MUNICIPAL CODE § 17.22.060

**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 <https://www.cityofwestsacramento.org/home/showdocument?id=8627> or by calling the Planning Division at (916) 617-4645. Setback information can be determined using the building setback matrix on page 4.

**Maximum Height** Fences, walls, dense hedges, and similar structures are limited to a maximum height as follows:

**1. Residential Zones**

*Within Required Front Setbacks:* Three feet. An additional foot of fencing is allowed provided that all fencing above three feet in height is at least 50 percent open.

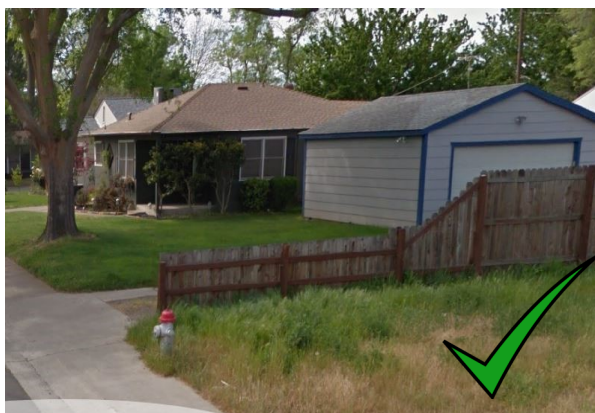
*Within Required Street Side Setbacks:*

*Within 10 feet of the Property Line.*

Three feet. An additional foot of fencing is allowed provided that all fencing above three feet in height is at least 50 percent open

*Within Five feet of a Separated Sidewalk.*

Three feet. An additional foot of fencing is allowed provided that all fencing above three feet in height is at least 50 percent open.



(The height of the fence drops to 3 feet in the front setback area)



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

## 2. Non-Residential Zones.

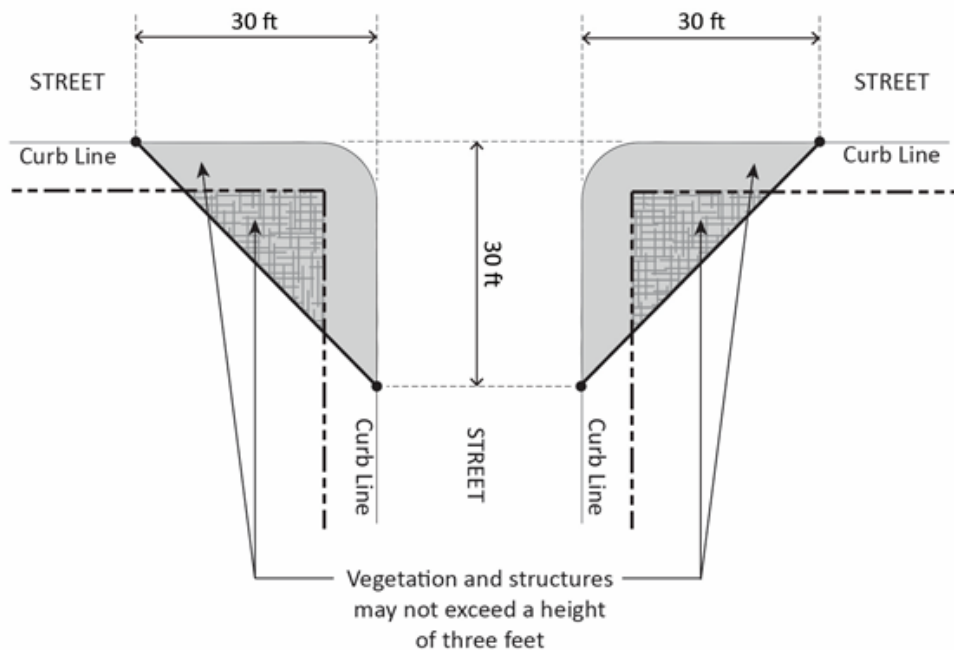
- I. Within 10 feet of any street-facing property line, or within five feet of a separated sidewalk the maximum fence height is three feet. An additional foot of fencing is allowed provided that all fencing above three feet in height is at least 50 percent open.
- II. The maximum height in all other setback areas is seven feet.

### Decorative Features

One entry gateway, trellis, or other entry structure is permitted in the required front or street-facing setback of each lot, provided that the maximum height or width of the structure does not exceed 10 feet. Such decorative feature shall not have any solid obstruction that exceeds two feet in diameter between the height of three and 10 feet.

### Intersection Visibility

Fences, walls, and related structures shall comply with Section 17.22.160, Visibility at Intersections.



### Materials

- I. Barbed wire/razor wire fences, ultra-barrier, and electrified are 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.
- II. Electrified fencing is prohibited unless used in the ML, M-1, M-2, and M-3 zones or used in the A-1, RRA, and RE zones for animal control. A Conditional Use Permit is required for use in the BP zone and for ML zoned property located east of Interstate 80.
- III. Temporary portable electric fencing utilized for the containment of grazing animals shall be permitted subject to the conditions listed in Section 15.11 of the Municipal Code

### **Limitation on Chain-Link Fencing**

In non-residential zones, chain-link fencing shall not be visible from adjacent at-grade public streets, a State highway, or adjacent Residential Zones (except in Southport in which chain-link fences are prohibited).

### **Limitation on Concrete Block**

Plain, concrete block is not permitted as a fencing material. Concrete block must be finished with stucco (or decorative split-faced block) and capped with a decorative cap.

### **Location**

Fencing shall not be located within any public utility easement without written approval from the City Engineer and all affected utility companies.

### **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.

# BUILDING SETBACK MATRIX

## Subject Property Zoning

	RE	RRA	R1	R2	R2.5	R3
<b>Minimum Setbacks (feet)</b>	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.					
Front yard	30	20	R-1A: 20 R-1B: 15	N of DWSC: Major arterials: 20, Other streets: 15 S of DWSC: 10		
Street side	20	16	R-1A: 15 R-1B: 10	N of DWSC: Major arterials: 20, Other streets: 15 S of DWSC: 10		
Interior Side	10	10	5 ( C )	5 ( C )	N of DWSC: 8(C) S of DWSC: 5(C)	
Alley	20	20	5	5	5	5
Rear yard	20	20	R-1A: 10(C) R-1B: 15(C)	10 ( C )	N of DWSC: 8 ( C ) S of DWSC: 15 ( C )	