RESIDENTIAL FENCES AND WALLS

Are There Height Restrictions for Fences or Walls?

Fence and wall heights on residentially zoned property are subject to restrictions depending on their proposed location (*Roseville Municipal Code-Title 19.22*). One of the primary goals of the restrictions is to ensure safe traffic sight distances at intersections and driveways.

Fences are allowed up to a maximum height of seven (7) feet including lattice or similar attachments with the following exceptions:

The maximum height shall be reduced to three (3) feet if located:

- Within a residential clear vision triangle;
- Within a required front setback; or
- Within five (5) feet of the back of sidewalk or, in the absence of a sidewalk, the edge of right of way of a street-side for a corner lot; or within ten (10) feet of the back of sidewalk or right of way of a street-side for a corner lot adjacent to a key lot (see diagram).

How is Fence or Wall Height Measured?

Fence heights are measured from the finished grade to the top most portion of the fence. When there is a difference between pad grades of two adjoining parcels, the height of the fence or wall is determined by using the finished grade of the highest contiguous parcel. Additionally, lattice or similar attachments are included in the height measurement

What is a Clear Vision Triangle?

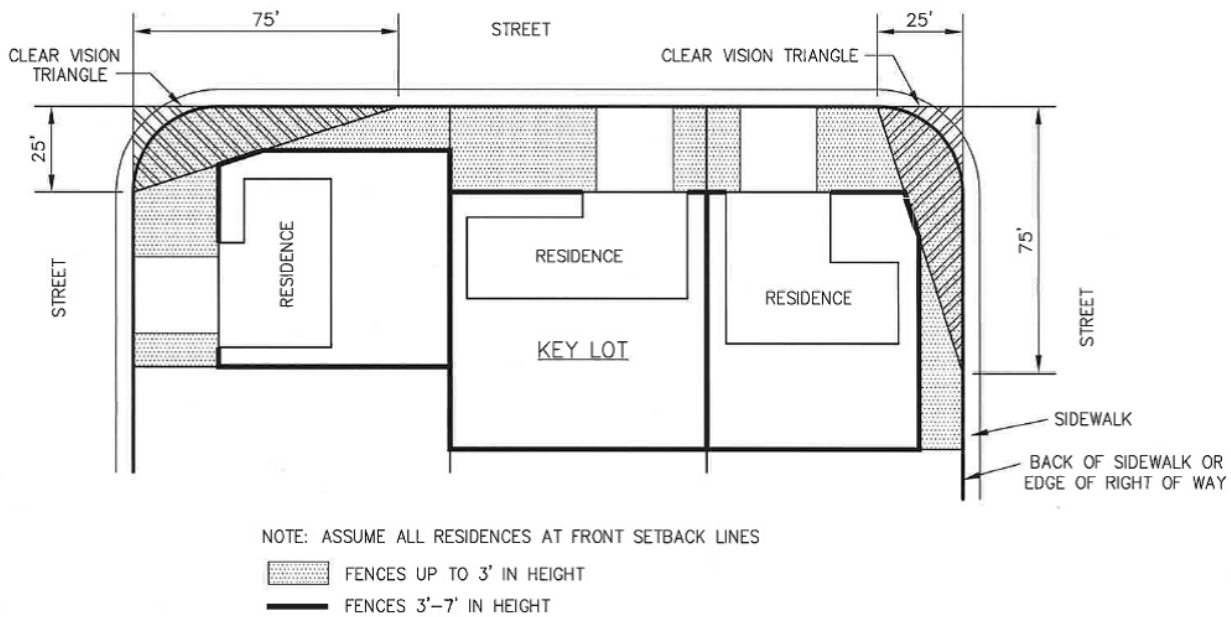
A Clear Vision Triangle applies to corner lots.

It is formed by drawing an imaginary line from the front street property line, the adjoining side property line, and intersecting the lines twenty-five (25) feet from the corner curb for residential properties (thirty (30) feet for commercial properties) to form a "triangle" (see diagram). The Clear Vision Triangle is important because it is used to maintain "clear vision" of oncoming traffic on the adjacent street.

What if I Want a Fence or Wall Greater Than Seven Feet in Height?

In certain instances fences or walls greater than seven feet may be allowed for noise attenuation or as a buffer adjacent to certain land uses. Fences up to eight (8) feet in height may be allowed through approval of an Administrative Permit.

Fences or walls in excess of eight (8) feet are subject to approval of a Conditional Use Permit. Exceptions to the seven-foot fence height limit are reviewed based on unusual or special circumstances or conditions relating to the property such as safety issues, and design constraints associated with the site or the neighborhood.



FENCE HEIGHT
NO SCALE

More Questions?

If you have other questions regarding fence or wall heights, please contact the Roseville Planning Division at (916) 774-5276

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CITY OF ROSEVILLE CALIFORNIA

FENCE HANDOUT

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