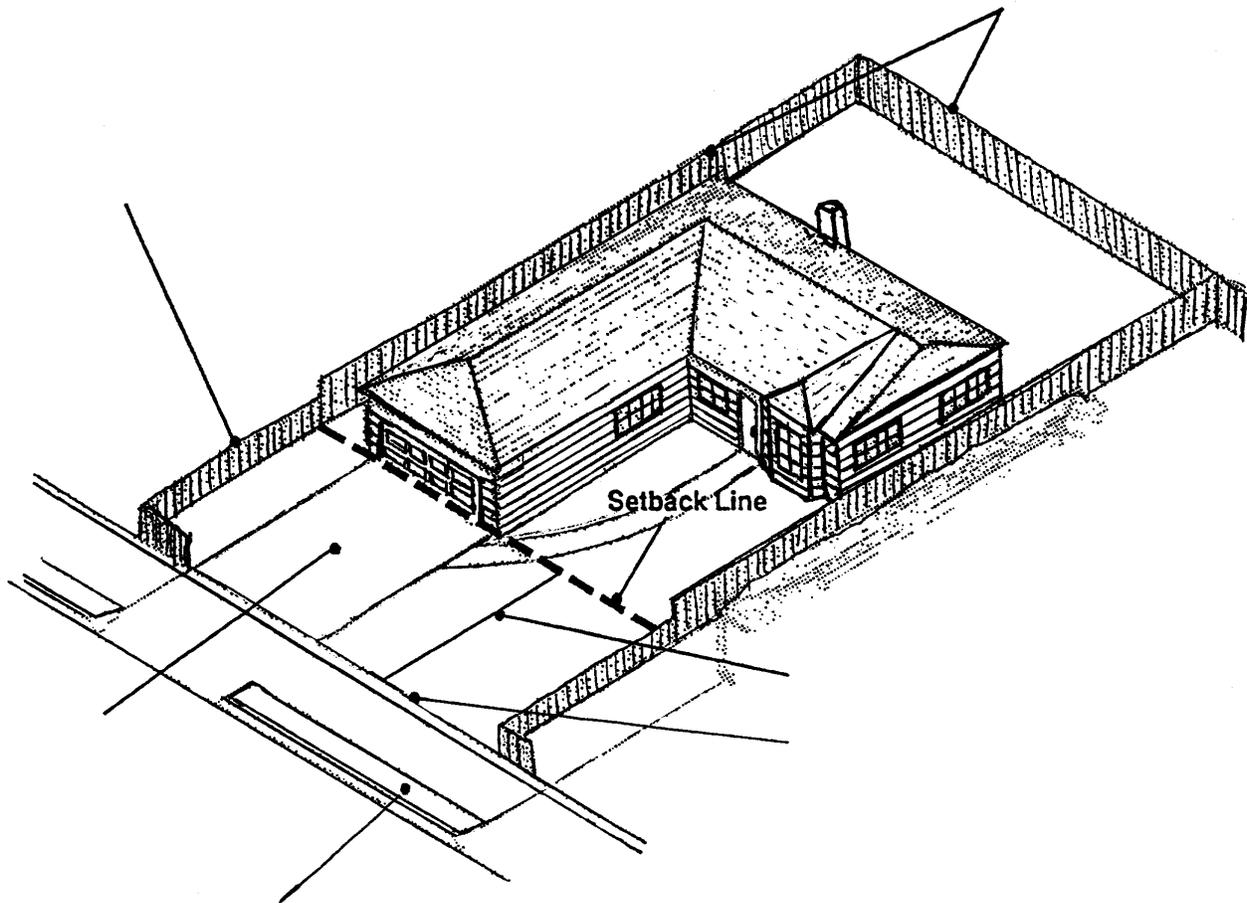


RESIDENTIAL FENCE INFORMATION

The information below summarizes zoning requirements for residential properties in the City of Fremont as they relate to fence locations. For more information, contact the Planning Division at (510) 494-4455 or planning@fremont.gov. The drawing on this page illustrates a typical standard non-corner lot; see the reverse side for a typical corner lot.

Typical Standard (non-Corner) Lot

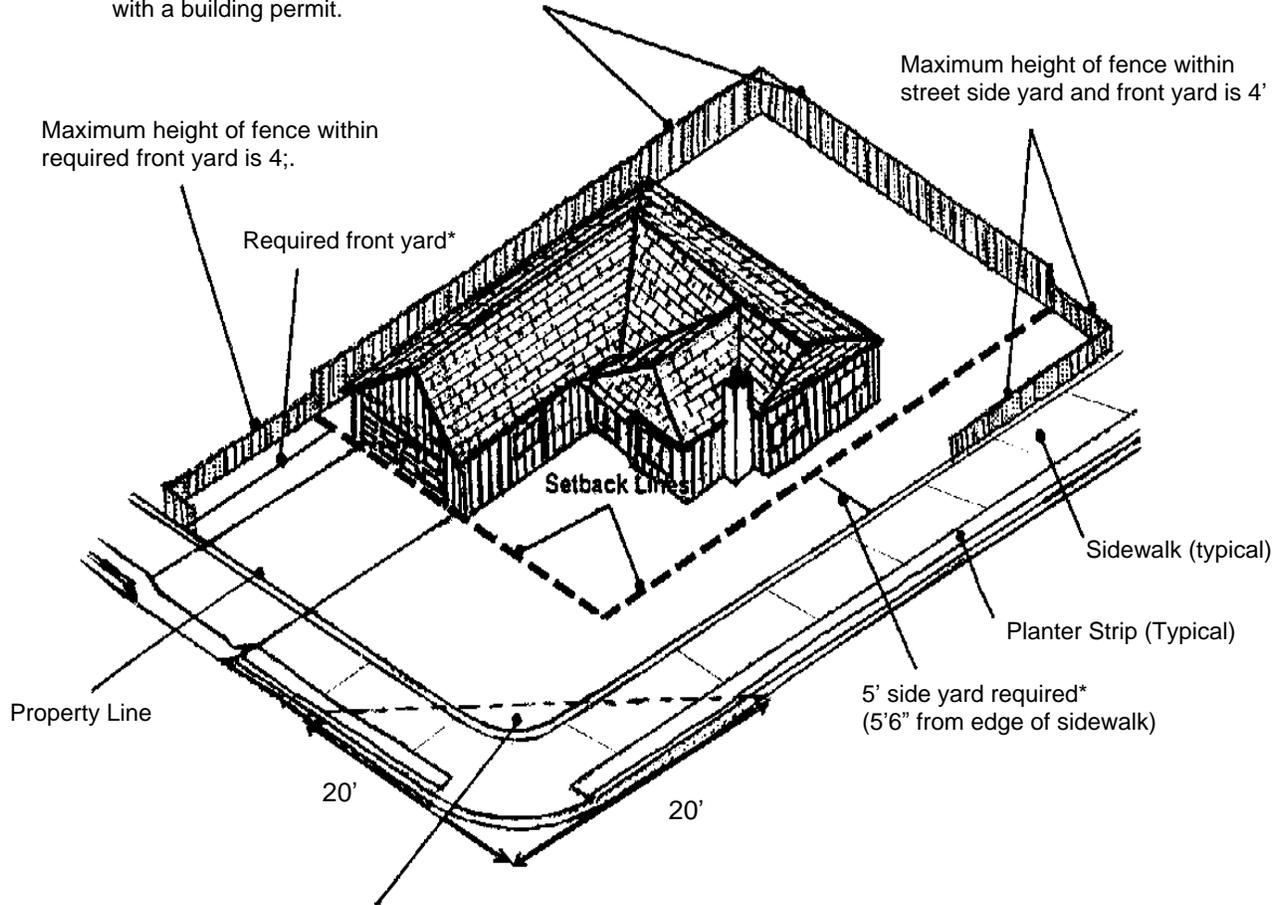


* In most residential areas, the right-of-way property line is 6 inches behind the back edge of the sidewalk toward the dwelling (see sketch on reverse). If you are not sure of the location of the right-of-way line, contact the Engineering Division at (510) 494-4700.

For your property's front setback, please first search for your address' Zoning District at <http://egis.fremont.gov/apps/public/default.htm>. Then look for the setback requirements for your zoning district at [FMC18.90.040](http://www.fremont.gov/403/Residential) or use the chart at <http://www.fremont.gov/403/Residential>.

Typical Corner Lot

Maximum height of fence within rear and side yards is 7' without a building permit. The maximum total height (including lattice, etc.) is 8' with a building permit.

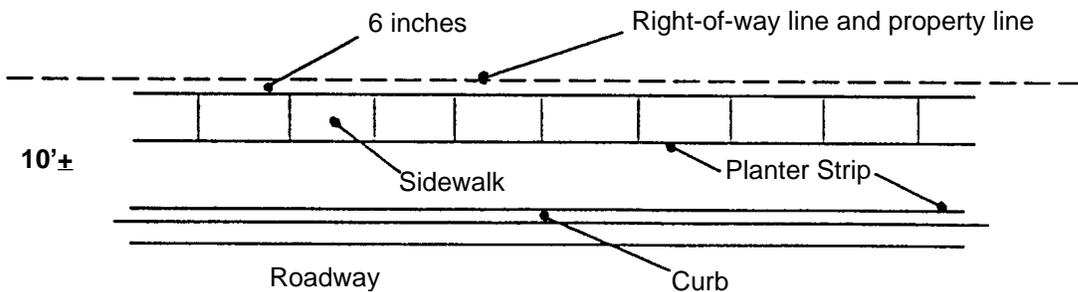


There is a 30 inch maximum height of a fence, wall or landscaping within this site triangular area.

* Required front yards differ in each residential district. For your property's front setback, please first search for your address' Zoning District at <http://egis.fremont.gov/apps/public/default.htm>. Then look for the setback requirements for your zoning district at [FMC18.90.040](http://www.fremont.gov/403/Residential) or use the chart at <http://www.fremont.gov/403/Residential>.

In most residential areas, the right-of-way property line is 6 inches behind the back edge of the sidewalk toward the dwelling (see sketch below). If you are not sure of the location of the right-of-way line, contact the Engineering Division at (510) 494-4700.

Typical Relationship of Property Line/Right-of-way Line to Sidewalk



Location, height and appearance requirements:

- Fences may be installed up to 4' high almost anywhere on a residential parcel, 7' high on most rear yard and side yard areas, and in some situations fence height may be increased to 8' with a building permit.
- For residential corner parcels:
 - maximum height along the side yard next to the street is 4' unless the fence is set back at least 5' from the property line.
 - fences within the triangular corner area bounded by the street lot lines – measured 20' from the intersecting lot line (see diagram on Page 2) – may not be more than 30" above the top of the curb.
- The height of a retaining wall/fence combination or a fence constructed within 10' of a retaining wall is calculated as the combined height of both the retaining wall and fence.
- Non-view obstructing fencing may be required on hill area residential lots.
- Special fences may be required in areas where sound attenuation is required, or in “back-up treatment” scenarios in which the rear lots within a subdivision abut a major road. See Fence and Wall Guidelines for Major Arterials at <http://www.fremont.gov/1263/Design-Guidelines>

A Building Permit is required when:

- Fences (including lattice, etc.) are constructed or altered to a height greater than 7'.
- Retaining wall and fence combinations, either combined or constructed within 10' of each other, exceed a total height of 7'. (Note: Retaining wall installations may require additional plans and permits).
- A fence is used as a barrier to a pool and/or spa area.

- A fence is required between residential and nonresidential areas.

Permits:

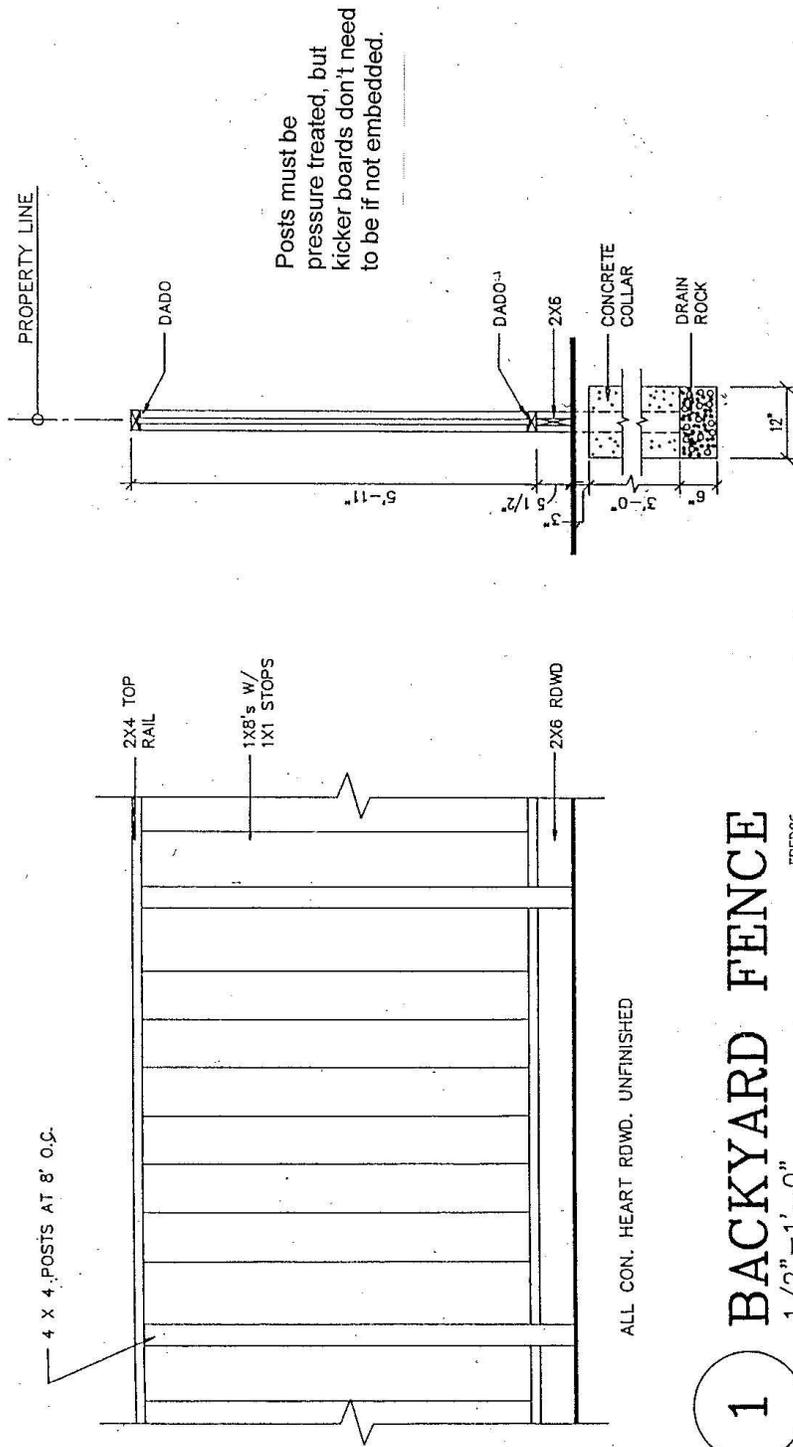
To apply for a permit please provide the following:

- Building permit application
- Plans - 3 sets including:
 - Plot plan showing property lines, streets, building locations including driveways and proposed fence location
 - Elevation plan showing dimensions, including height
 - Construction plans showing type of material to be used
 - method of construction, including foundation information, support size and spacing, and method of attachment
 - Structural documentation

Fees:

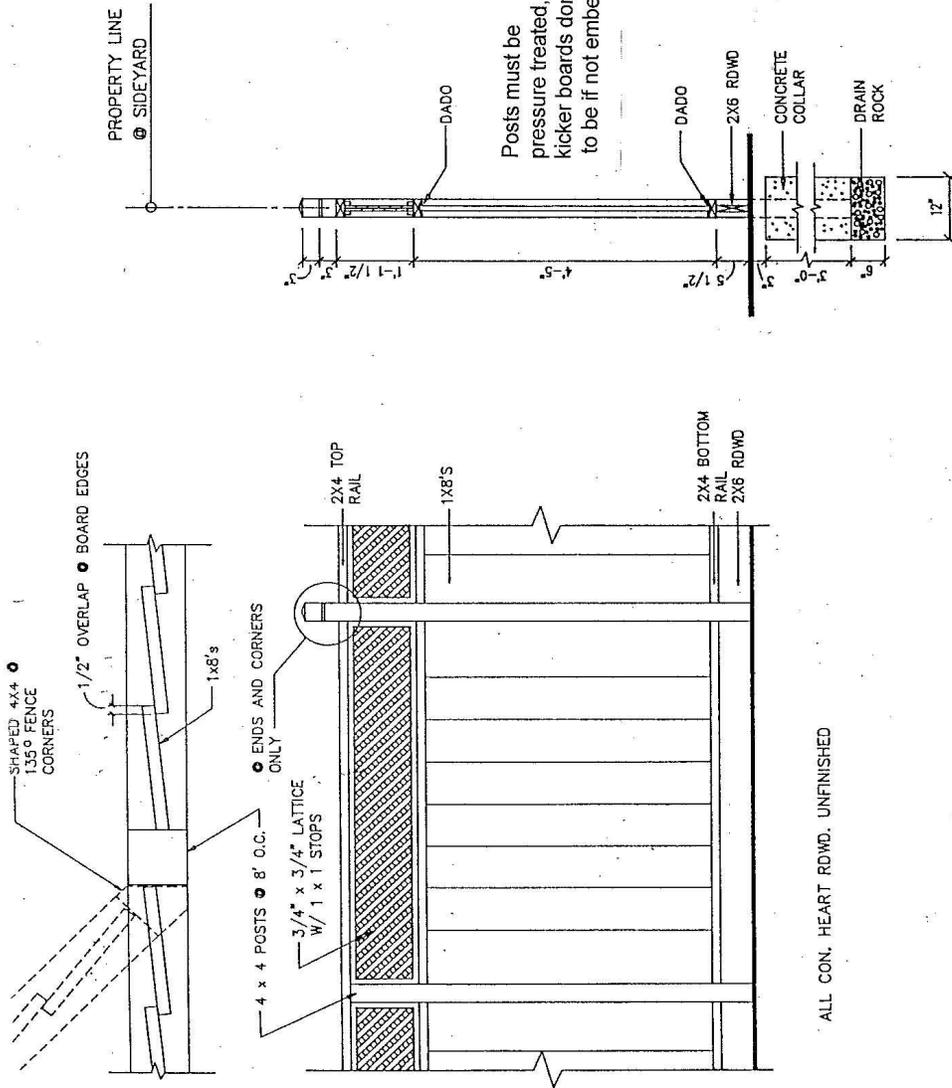
Permit fees are based on the value of the work, including labor and materials. Plan review fees may be required. For more information, please contact Building Division at (510) 494-4460.

Example of Commonly Used Standard



1 BACKYARD FENCE
1/2" = 1'-0"
FRED26

Example of Commonly Used Standard



2 DECORATIVE FENCE
1/2" = 1'-0"