

Residential Fences and Walls

Installation & Development Requirements

THIS HANDOUT IS A SUMMARY OF REQUIREMENTS
Please refer to section 17.64.030 (Fences, Walls, Hedges) of the Municipal Code

Want to build a fence?

- **Call 811 to have an Underground Service Alert performed. If any utilities are identified in proximity to the proposed fence location, contact the utility agency prior to installation.**

All fence proposals must be reviewed and approved for their location, size, and type of material use prior to construction. The Planning Division verifies placement and height requirements. The Building Division checks the structure for conformance to the California Building Code requirements.

A Building Permit is required for:

- Fences over six feet (6') in height
- Retaining walls 36 inches or greater in height
- Fences constructed using an alternative building material (concrete block, brick, etc.)

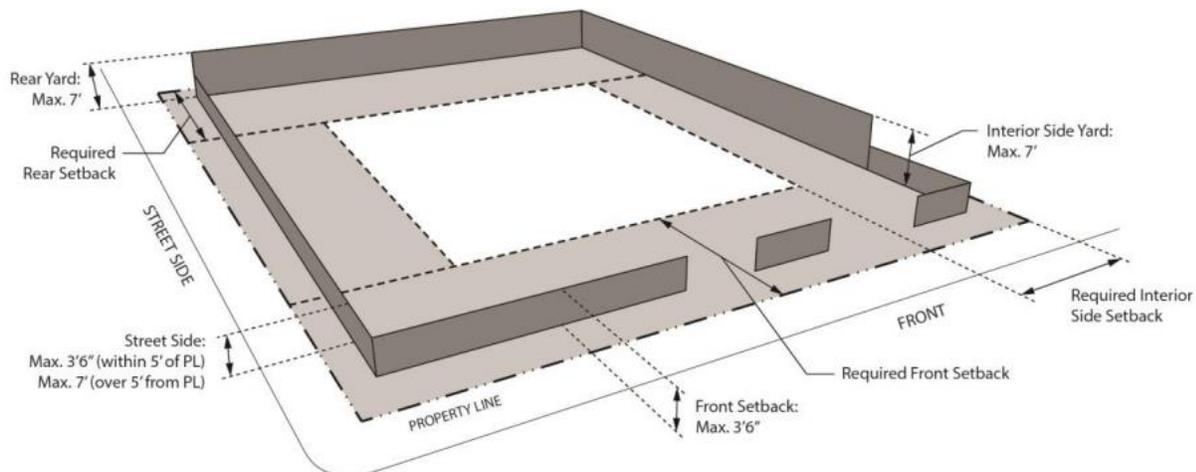
To obtain a building permit submit the following fence plan details to the Building Division:

- Fence location and side elevation drawings (must be to scale)
- Materials description
- Engineering for block wall fences over 6 feet in height

See the current City of Woodland Fee Schedule for building permit costs.

Setback and Height Requirements:

FIGURE 17.64.030.D-3: FENCE, WALL, AND HEDGE HEIGHT

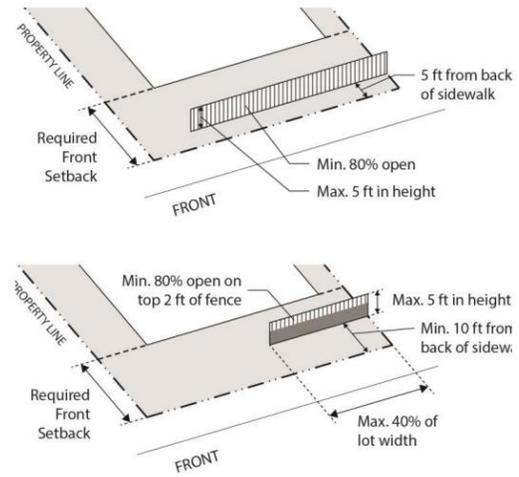


Front Setbacks: Solid fences, walls, and hedges located within a required front setback or along the front yard property line may be a maximum of three feet six inches (3.5') in height, with the following exceptions:

FIGURE 17.64.030.D-2: FENCE HEIGHT IN R-L, N-P, R-LM FRONT YARDS

Residential Zones R-L, N-P, R-LM:

- A fence up to five feet (5') in height may be five feet (5') from the back of sidewalk if it is open a minimum of 80 percent.
- A fence up to five feet (5') in height may be a minimum of 10 feet from the back of the sidewalk if the top two feet (2') are at least 80 percent open. The fence may not extend more than 40 percent across the front of the property.



Contact the Community Development Department regarding requirements in other zones.

Street Side Setbacks: Fences, walls, and hedges within five feet (5') from the street side property line may be up to three feet six inches (3.5') in height. Fences, walls, and hedges located five feet (5') or more from the street side property line may be a maximum of seven feet (7') in height.

- Exception: When the primary structure is within the five-foot (5') setback, a fence up to seven feet (7') is allowed parallel to the street and extends alongside the existing structure.

Spring Lake Corner Lots: It is strongly encouraged that corner lot/side yard fences in Spring Lake remain outside of the Public Utility Easement (PUE), which in most cases is 7 to 10 feet in depth as measured from the back of the sidewalk. No building permits will be issued within the PUE. Corner lot, side yard fences may be relocated within the PUE (subject to 5-foot street side setback and 6-foot height requirements) if no utilities exist within 3 feet of the proposed fence line. Owner must call 811 prior to digging. If the City or PG&E need access to the full PUE, fencing removal and/or replacement is at the property owner's sole expense. Please see Attachment A for further Spring Lake requirements.

Rear and Interior Side Setbacks: Fences, walls, and hedges behind the required front setback within the interior side and rear setback areas may be located up to the property line and up to seven feet in height.

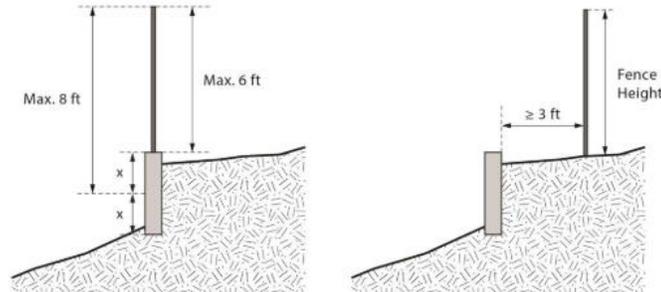
Fence Materials:

- Fencing along a public street must be iron, pre-painted welded steel, brick, wood picket, or other durable materials.
- Chain link is prohibited Residential and Downtown Zones. Refer to section 17.64.030.F.7 of the Zoning Ordinance for further details on other prohibited fencing materials.
- Fence posts must be set in concrete.
- Fences/walls adjacent to the public right-of-way shall be stained, painted, or treated with a graffiti-resistant coating.

Fence and Retaining Wall Combinations:

In areas where 6-foot-tall fences are allowed and the fence on top of a retaining wall for grade differential, the Director may allow a combined height of fence and retaining wall up to 8 feet. This is measured from the mid-point of the retaining wall to the fence top. If the fence is 3 feet or more away from the retaining wall, the height is measured from the finished grade.

FIGURE 17.64.030.D-1: FENCE AND RETAINING WALL COMBINATIONS



Swimming Pool Fences:

- The swimming pool, or the entire property in which it is located, must be fenced to prevent uncontrolled access by children from the street or adjacent properties. The fence or wall must be constructed so that no object four inches in diameter can pass through.
- The fences surrounding pools shall be equipped with a self-closing and self-latching gate that opens away from the pool. The latch must be at least fifty-four inches (54”) above ground level.

Gates and Gateways:

- One entry gateway, trellis, arbor, or other entry feature is permitted in the required front yard or street facing side yard of each lot, provided that the maximum height or width of the structure does not exceed ten feet (10’) and the maximum depth does not exceed six feet (6’).
- All driveway gates must allow adequate “throat depth” for vehicle access. Installation requires Development Review Tier 1 approval, and may be subject to Building Permit requirements.

Flagpoles:

- No more than one flagpole per lot is permitted. Residential flagpoles must be at least 10 feet from the property lines and shall not exceed the height of the primary home or 20 feet, whichever is less.

If you have questions, please call the Community Development Department at (530) 661-5820. Our office is located at 300 First Street, Woodland, CA 95695



WOODLAND

COMMUNITY DEVELOPMENT DEPARTMENT | 300 FIRST STREET | WOODLAND, CA 95695 | PHONE: 530-661-5820

Attachment A

CONDITIONS FOR SPRINGLAKE HOMES

1. All mechanical equipment whether roof mounted or on the ground shall be fully screened from view.
2. All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs.
3. Driveway to match existing curb cuts. Encroachment permit requirement for work on right-of-way.
4. Minimum 1 tree per lot required in front yard, 2 trees on corner lots. Landscaping, irrigation and good neighbor fencing shall be completed prior to Final Inspection.
5. Utilities including transformers, terminal boxes, meters, fire risers, backflow preventions, etc., shall be oriented and screened from public view.
6. Each residential building shall include illuminated house numbers that are visible from the street.
7. Downspouts shall be connected to underground pipes to side yards or street gutters.
8. 3 foot by 10-foot (3' x 10') concrete pad for trash/recycling.
9. Entry walks to individual residences shall be separated from the driveway by landscaped area.

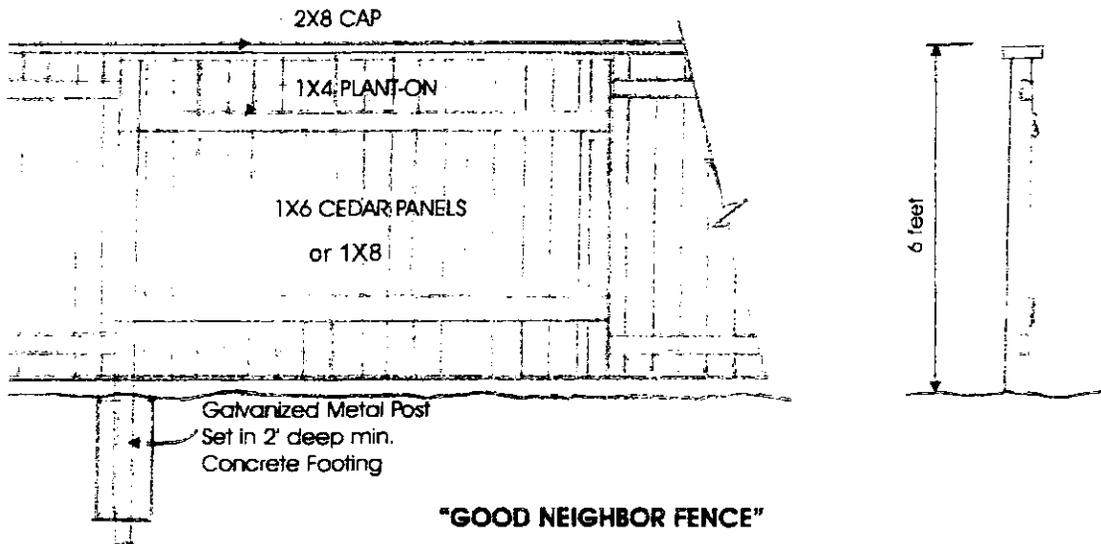
RESIDENTIAL FENCING

1. Fencing over 42" in height is prohibited in the front yards of single-family residences.
2. All wood fencing shall be treated with a water sealant to prevent water damage and staining.
3. Rear and side yards adjacent to residential uses may use "Good neighbor" fences to create rear yard privacy and security. "Good Neighbor" fences shall be constructed of cedar or redwood and shall not exceed 6 feet in height. Face panels of fence shall be attached with galvanized screws or ring-shank nails to avoid rust staining and pull out. Posts shall be galvanized steel set in minimum 2-foot deep concrete footing. Side yard fencing is not permitted to extend to within 2 feet of the front facing residence wall.
4. For residential lots adjacent to open corridors (with fencing over 42") open type fencing is required for the front portion of the side yard. Solid fencing with staggered open gates (i.e., wrought iron) may be used for rear yard fencing. However, if the open space area is already open on one side, then the residential lot in the other side would not need open fencing. Landscaping may be utilized along the open fencing to provide privacy.
5. Chain link fencing is not permitted.

methods may be proposed. They must provide an organized system for sorting and collecting of recyclable materials satisfactory to the local garbage collection agency and the City Conservation Coordinator. Schematic of proposed enclosures shall be submitted to the Conservation Coordinator for approval.

2.9 Residential Fencing

- a. Fencing over 42" in height is prohibited in the front yards of single-family residences.
- b. Rear and side yards adjacent to residential uses may use "Good Neighbor" fences to create rear yard privacy and security. "Good Neighbor" fences shall be constructed of cedar or redwood and shall not exceed 6'-0" in height. Face panels of fence shall alternate from side to side and be attached with galvanized screws or ring-shank nails to avoid rust staining and pull-out. Posts shall be 3" min. diameter galvanized steel set in min. 2' deep concrete footings. Side yard fencing is not permitted to extend to within 2'-0" of the front facing residence wall



- c. For residential lots adjacent to open space corridors (with fencing over 3' 1/2") open type fencing is required for the front portion of the side yard. Solid fencing with staggered open gates (i.e. wrought iron) may be used for rear yard fencing. However, if the open space area is already open on one side, then the residential lot on the other side would not need open fencing. Landscaping may be utilized along the open fencing to provide privacy.