



# FENCES, WALLS, & HEDGES INFO SHEET

Hours: Monday, Tuesday, Thursday 8 am–4 pm and Wednesday 8 am–3 pm

**CITY OF SAN LEANDRO**  
Community Development Department  
835 East 14th Street  
San Leandro, CA 94577

Email [planner@sanleandro.org](mailto:planner@sanleandro.org)  
Leave a Message (510) 577-3325

## General Information

To maintain the character and needs for each activity or land use, the Zoning Code limits the height, location, and in some cases, the materials used.

## Be a Good Neighbor

Speaking with your neighbors first is a good idea to be sure there is a mutual understanding of where the property line is and to agree on the construction of the fence or wall. Talk to your neighbors if you notice a mistake in their construction and discuss methods to rectify. City staff are unable to mediate civil disputes or provide legal advice when problems arise.

## Do I need a Building Permit?

Check with Building & Safety at (510) 577-3405.

## Can I replace my existing fence?

Check with a Planner. It may be that your existing fence is located outside of your property or taller than allowed under current Zoning Code.

## Can I build a fence like my neighbor's?

Check with a Planner. It may be that your neighbor's fence does not comply with current fence standards.

## REGULATIONS FOR FENCES, WALLS, AND HEDGES IN RESIDENTIAL ZONING DISTRICTS [§4.04.364 A >](#)

- Fences must be located outside of the City's Right-of-Way.
- Maximum Height varies, based on where the fence, wall or hedge is placed on the property.
  - RO District: Maximum 3 feet tall within the required front or corner side yard setback; maximum 6 feet tall elsewhere.\*
  - RS, RS-40, RS-VP, and RD Districts: Maximum 3 feet tall within the required front or corner side yard setback; maximum 7 feet tall elsewhere.\*
- Materials:
  - RS-VP District: Any portion over 3 feet tall must be constructed of transparent material. *Except:* Fence or wall will be in the side/rear yard where no views of distant and scenic features are significantly affected (e.g. SF Bay, skylines), as determined by the ZEO.

## WHAT ARE MY FRONT YARD AND CORNER SIDE YARD SETBACKS?

ZONING DISTRICT	FRONT YARD SETBACK	CORNER SIDE YARD SETBACK
RO	20 feet	10 feet
RS	20 feet	10 feet
RS-40	40 feet	10 feet
RS-VP	20 feet	10 feet
RD	20 feet	10 feet

## WHERE IS MY FRONT PROPERTY LINE?

The only way to know the exact location is to hire a Licensed Land Surveyor to survey the property. The City does not provide land surveying services. Existing fences, curbing, or sidewalks should not be relied upon to indicate the location of your property line. In most cases, the front property line is located somewhere in your front yard, several feet behind the back of sidewalk.

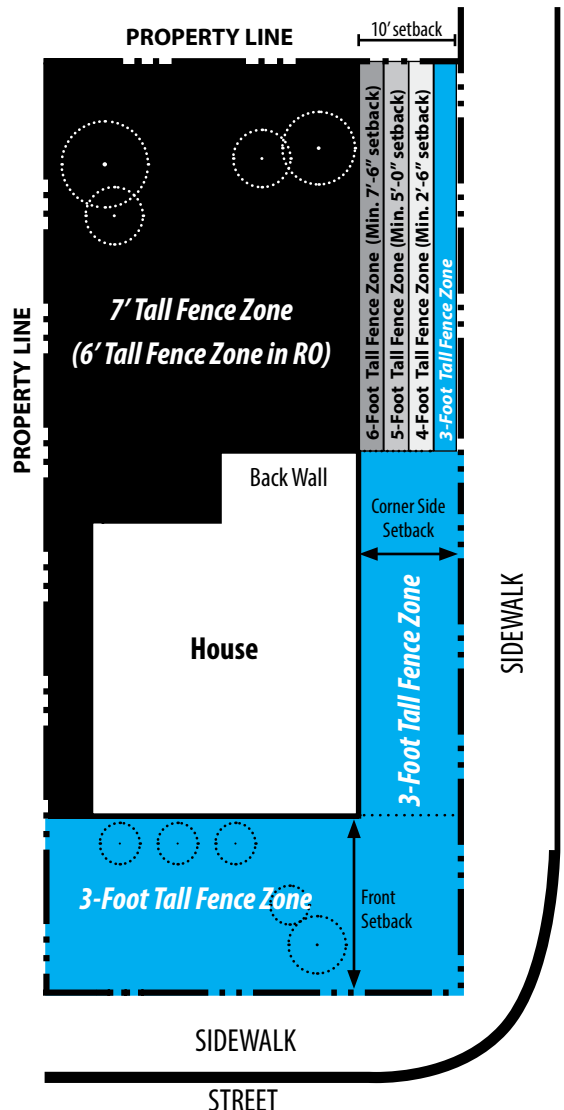
\*Subject to Driveway Visibility [§4.08.148 >](#)

## WHAT IF MY PROPERTY IS A CORNER LOT?

- Starting from the back wall of the house, the fence height can increase based on the setback from the street side property line.\*

STREET SIDE SETBACK	MAX. HEIGHT IN RS, RS-40, RS-VP, RD	MAX. HEIGHT IN RO
0 feet	3 feet	3 feet
2.5 feet	4 feet	4 feet
5 feet	5 feet	5 feet
7.5 feet	6 feet	6 feet
10 feet	7 feet	6 feet

## EXAMPLE RESIDENTIAL CORNER LOT IN RO, RS, RS-40, RS-VP, AND RD DISTRICTS\*





# FENCES, WALLS, & HEDGES INFO SHEET

## REGULATIONS FOR FENCES, WALLS, AND HEDGES IN NON-RESIDENTIAL ZONING DISTRICTS

[§4.04.364.B >](#)

- Max Height for Commercial, Professional, and Industrial Districts:** Maximum 3 feet tall within the required front or corner side yards; maximum 8 feet tall elsewhere.\*
- Max Height for New Nonresidential Use adjacent to Existing Ground Floor Residential:** Maximum 3 feet tall within 15 feet of a street property line. A solid masonry or concrete wall 6 to 8 feet in height is required along the shared property line. *Except:* ZEO may grant an exception if the portion of the site within 10 feet of the shared property line is occupied by planting or by a building that has no openings except on the front street facing side.

[§4.04.224 >](#)

- Materials:**
  - Public Frontages:** Must be constructed of tubular steel or high quality “visually transparent” style, or solid wall compatible with building colors and materials. [§4.04.364.B.2 >](#)
  - Razor/Barbed Wire:** Permitted only in CS, IG, and IL Districts with restrictions. [§4.04.356 >](#)

## REGULATIONS FOR FENCES, WALLS, AND HEDGES IN RM, OPEN SPACE AND PUBLIC/SEMI-PUBLIC ZONING DISTRICTS [§4.04.364.A >](#)

- Maximum Height:** The maximum height of a fence, wall, or hedge shall be 7 feet except in required front or corner side yards abutting a street where the maximum height shall be 3 feet.\*

## REGULATIONS FOR FENCES, WALLS, AND HEDGES IN THE B-TOD ZONING DISTRICT

[§4.04.364.C >](#)

- Maximum Height:** Fences, walls, and hedges located between buildings and adjacent streets shall not exceed 42 inches in height, except fences for schools or daycare facilities may be up to 8 feet in height. Fences, walls, and hedges located in areas other than between buildings and adjacent streets shall not exceed 8 feet in height.
- Materials:**
  - Fencing and walls shall be constructed using wood, steel, finished concrete, or stucco. Comparable, durable, high quality materials may be used with approval of an Administrative Exception per Section 2.10.408.
  - Chain link fencing and corrugated metal fencing are prohibited.
- Placement Limitations:**
  - Fences, walls, and hedges shall not be located between buildings with commercial uses and adjacent streets.
  - However, fences, walls, and hedges may be located between buildings and adjacent streets for schools and daycare facilities or to delineate outdoor dining or display areas.
- Fence and Wall Transparency:**
  - Fencing, walls, gates, and other screening and visual barriers along publicly accessible streets and non-motorized bicycle and pedestrian pathways shall not exceed 75% opacity, measured as the total surface area of fence elements divided by the area covered by the fence (i.e. the product of the length of the fence and the width of the fence).
  - Walls adjoining residential uses shall be subject to the regulations of Section 4.04.224 Walls Adjoining Residential Use.\*

### Check your Zoning District

[www.sanleandro.org/zoning](http://www.sanleandro.org/zoning) >

### Check your Setbacks

[Commercial Zones >](#)

[Industrial Zones >](#)

[B-TOD Zone >](#)

[Residential Zones >](#)

\*Subject to Driveway Visibility Requirements [§4.08.148 >](#)

[§#.#.# >](#) Refers to relevant Zoning Code Section.