



FENCES, WALLS, HEDGES INFO SHEET

835 East 14th Street, San Leandro, CA 94577 | (510) 577-3325 | planner@sanleandro.org

CITY OF SAN LEANDRO
Community Development Department

HOURS: MON / TUE / THUR 8 AM–4 PM, WED 8 AM–3 PM, FRI BY APPOINTMENT

835 East 14th Street
San Leandro, CA 94577
T: (510) 577-3325
F: (510) 577-6007
www.sanleandro.org

Understanding What's Allowed

Fence and wall construction is regulated by the San Leandro Zoning Code. To maintain the character and needs for each activity or land use in a given district, the Code limits the height, location, and in some cases, the materials used. Depending on the materials and height of your fence, a Building Permit may be required.

Be a Good Neighbor

You should always speak with your neighbors first to be sure there is a mutual understanding of where the property line is located and agreement 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.

ZEO = Zoning Enforcement Official. That person designated by the City Manager as responsible for determining compliance with the Zoning Code.

[#-#] Refers to relevant Zoning Code Section.

Zoning Code and map available online here: www.sanleandro.org/zoning

**How tall can I build my fence?
Where can I put it on my property?** [4-1682]

- No fences or walls can be located within the City's right-of-way (ROW).** Exceptions may be granted under extraordinary circumstances, with an Encroachment Permit from the City Engineer.
- Residential Districts, except RO.** 7 feet tall fences are permitted, except in the front yard setback, where the maximum height permitted is 3 feet.
- RO District.** 6 feet tall fences are permitted, except in front yard setback, where maximum height is 3 feet. [4-1682]
- RS-VP District.** Any portion of a fence over 3 feet tall must be constructed of transparent material. **EXCEPTION:** Fence is proposed in side/rear yards where no views of distant and scenic features are significantly affected (e.g. SF Bay, surrounding open spaces, skylines), as determined by the ZEO.
- Corner Side Lots in RO, RS, RS-40, RD, and RS-VP**

STREET SIDE SETBACK	RS, RS-40, RD, RS-VP MAX FENCE HEIGHT	RO MAX HEIGHT
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

- Commercial and Industrial Districts.** 8 feet maximum height is permitted, except in required front or corner side yard where maximum height permitted is 3 feet. [4-1682]
- Walls adjoining New Commercial / Industrial and Existing Ground Floor Residential Uses.** 3 feet maximum height is permitted within 15 feet of a street property line. Minimum 6 feet and maximum 8 feet solid masonry or concrete wall. The ZEO may grant an exception to this requirement if the portion of the site within 10 feet of the property line is occupied by planting area or by a building that has no openings except on the front, street facing side. [4-1642].
- Razor/Barbed Wire.** See Zoning Section [4-1678]

Where is my front property line located?

Permit Center staff can help you find maps that may indicate the location of your property line, but the only way to be sure of the exact location is to **have your property surveyed by a licensed Land Surveyor.**

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.

Do I need a Building Permit?

Check with Building & Safety at (510) 577-3405. You may need a Building Permit if your Fence or Wall is:

- Made of Concrete, Solid Masonry, Brick, or Panel.** These types of walls need to be designed and certified by a structural engineer.
- Over 7' Tall Wooden Fence.** The Fence must also adhere to the development standards of the Zoning Code.

What If I'm just replacing an existing fence?

- Check with a Planner.** It may be that your fence is located outside of your property or is taller than allowed under current Code. If your fence is taller than current Code, you must get approval for a Fence Modification Permit **before you start work.**

Do I need to get approval for building a fence just like my neighbor's?

- Possibly, Check with a Planner.** It may be that your neighbor's fence is not considered legal.



FENCES, WALLS, HEDGES INFO SHEET

835 East 14th Street, San Leandro, CA 94577 | (510) 577-3325 | planner@sanleandro.org

What if I want to build a fence or wall that is taller than is allowed?

You must apply for a Fence Modification through our Planning Division before construction. The process takes about 4 to 8 weeks.

Approval is not guaranteed and you may need to modify your proposal (such as shorten it or move it). The Zoning Enforcement Official will make a decision at an informal public hearing. Adjacent neighbors are notified of this meeting by mail.

Please bring the following materials when submitting your Fence Modification application:

APPLICATION MATERIALS CHECKLIST	
<input type="checkbox"/>	1. Complete the Planning Application Form (incl all signatures). www.sanleandro.org/planningforms
<input type="checkbox"/>	2. Bring a check/credit card to pay the Permit Fee(s). www.sanleandro.org/planningfees
<input type="checkbox"/>	3. Provide a Narrative. Describe your proposed fence or wall, including existing (if applicable) and proposed lengths, heights, and materials. Provide reasoning for why you are applying for a taller fence or wall.
<input type="checkbox"/>	4. Bring 5 sets of Site Plans. Similar to the diagram at right. <ul style="list-style-type: none"> <input type="checkbox"/> Scale: 1/8" = 1'0" or 1" = 10'0" and North Arrow <input type="checkbox"/> Size of Lot and Square Footage of Building(s) <input type="checkbox"/> Show the property lines, sidewalks, and curbs <input type="checkbox"/> Show the required setbacks <input type="checkbox"/> Show where the fence or wall is to be located <input type="checkbox"/> Show and label all structures with a roof, including covered patios/storage spaces/sheds/carports <input type="checkbox"/> Show the outline of buildings on adjacent lots <input type="checkbox"/> Show existing and proposed landscaping and trees, with a minimum 3' wide landscaped area <input type="checkbox"/> Show 10'x10' driveway visibility triangle. [4-1728]
<input type="checkbox"/>	5. Bring 5 sets of Elevations. Indicate the proposed fence or wall materials, panel dimensions, any latticework, posts, and height. A manufacturer's cut sheet may be substituted for the elevation.

What if I've already built my fence and it is taller than allowed?

If it does not meet current Code, you will need to apply for a Fence Modification Permit.

You may be required to modify your fence if staff determines that it creates site distance hazards, doesn't conform with other legal fences in your neighborhood, or is located in the public right-of-way without an Encroachment Permit.

EXAMPLE SITE PLAN

