



# 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 in a given Zoning district, the Zoning 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.

## RESIDENTIAL: FENCE, WALL, OR HEDGE HEIGHT & LOCATION [§4.04.364.A >](#)

- Must be located outside of the City’s Right-of-Way:
- 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.\*
- RO District:** Maximum 3 feet tall within the required front or corner side yard setback; maximum 6 feet tall elsewhere.\*
- 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.
- Corner Side Lots in RO, RS, RS-40, RD, and RS-VP:** *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	RS, RS-40, RD, RS-VP MAX 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

## 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. If your fence is taller than current Code, you will need approval for a Fence Modification Permit *before you start work.*

## NON-RESIDENTIAL: FENCE, WALL, OR HEDGE HEIGHT & LOCATION [§4.04.364.B >](#)

- Commercial, Professional, and Industrial Districts:** Maximum 3 feet tall within the required front or corner side yards; maximum 8 feet tall elsewhere.\*
- 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 >](#)
- 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 >](#)

## WHERE IS MY FRONT PROPERTY LINE?

A Planner can help you find maps to approximate the location of your property line, but the only way to know the exact location is to **hire and have your property surveyed by a licensed Land Surveyor.** The City does not provide land surveying services. [www.geosl.org >](http://www.geosl.org)

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, which need to be designed and certified by a structural engineer.

## Check your Zoning District

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

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

## Check your Setbacks

[Residential Zones >](#)

[Commercial Zones >](#)

[Industrial Zones >](#)

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



# FENCES, WALLS, & HEDGES INFO SHEET

## DO I NEED TO GET APPROVAL FOR BUILDING A FENCE JUST LIKE MY NEIGHBOR'S?

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

## WHAT IF I'VE ALREADY BUILT MY FENCE AND IT DOES NOT COMPLY WITH THE STANDARDS?

If it does not meet current Code, you will need to apply for a Fence Modification Permit to legalize it. [§4.04.364.C >](#)

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

## WHAT IF I WANT TO BUILD A FENCE OR WALL THAT IS TALLER THAN IS ALLOWED?

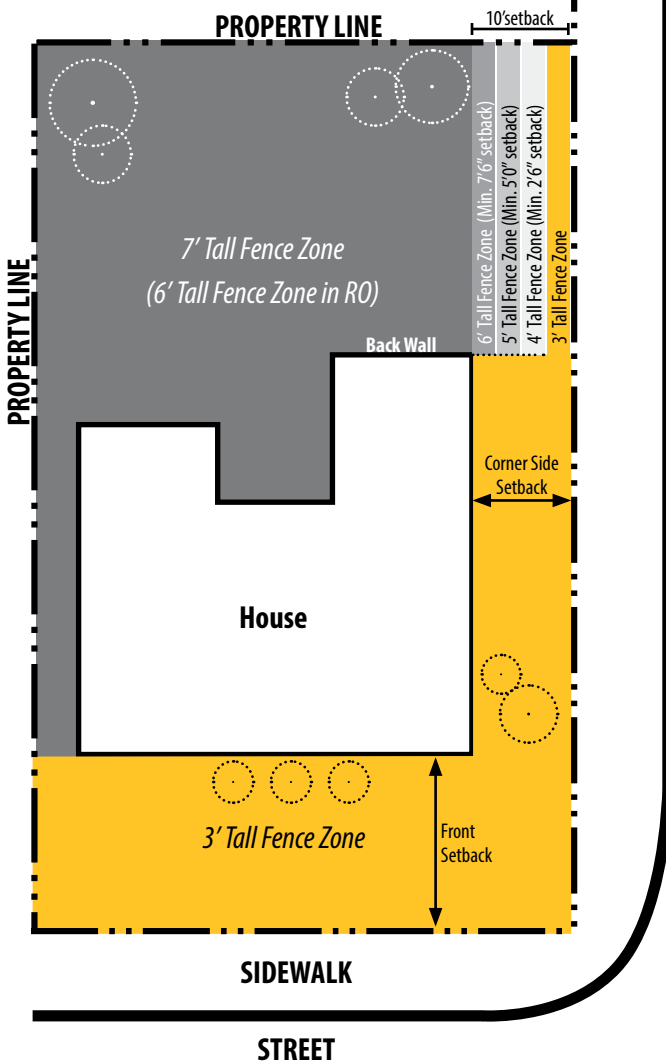
You must apply for a Fence Modification Permit before construction. The process takes about 4 to 12 weeks. Approval is not guaranteed and you may need to modify your proposal (e.g. reducing the height or moving location). The ZEO will make a decision at a daytime public hearing. Adjacent neighbors are notified of this meeting by mail.

## FENCE MODIFICATION PERMIT SUBMITTAL MATERIALS

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

APPLICATION MATERIALS CHECKLIST	
<input type="checkbox"/>	1. Complete the Fixed Fee Application Form <a href="http://www.sanleandro.org/planningforms">www.sanleandro.org/planningforms</a>
<input type="checkbox"/>	2. Bring a check/credit card to pay the Permit Fee. <a href="http://www.sanleandro.org/planningfees">www.sanleandro.org/planningfees</a>
<input type="checkbox"/>	3. <b>Fence Description.</b> Provide reasoning for why you are applying for an exception to the standard. Describe your proposed fence or wall, including existing (if applicable) and proposed lengths, heights, and materials.
<input type="checkbox"/>	4. <b>Approval Findings.</b> Address how the proposed fence or wall complies with the following findings: <ul style="list-style-type: none"> <li><input type="checkbox"/> The fence is not detrimental to adjacent property;</li> <li><input type="checkbox"/> The fence is compatible with the neighborhood in terms of aesthetics;</li> <li><input type="checkbox"/> The fence does not create a sight distance hazard;</li> <li><input type="checkbox"/> The fence is not detrimental to public health, safety, or welfare.</li> </ul>
<input type="checkbox"/>	5. 1 set of Digital Copy Plans (PDF) containing the following: <ul style="list-style-type: none"> <li><input type="checkbox"/> Scale: 1/8" = 1'0" or 1" = 10'0" and North Arrow</li> <li><input type="checkbox"/> Size of Lot and Square Footage of Building(s)</li> <li><input type="checkbox"/> Show the property lines, sidewalks, and curbs</li> <li><input type="checkbox"/> Show the required setbacks</li> <li><input type="checkbox"/> Show where the fence or wall is to be located</li> <li><input type="checkbox"/> Show and label all structures with a roof, including covered patios/storage spaces/sheds/carports</li> <li><input type="checkbox"/> 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.</li> <li><input type="checkbox"/> Show the outline of buildings on adjacent lots</li> <li><input type="checkbox"/> Show existing and proposed landscaping and trees, with a minimum 3' wide landscaped area</li> <li><input type="checkbox"/> Show 10'x10' driveway visibility triangle.</li> </ul>

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



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