

Residential Fences

Purpose

This handout summarizes the requirements for the installation or replacement of a fence on a single-family residential property. This does not include concrete/masonry walls, retaining walls, or backing lot walls.

Permits Required

A Building Permit is required for all fences over 7 feet tall. Although a Planning permit is not required, installing a fence that does not comply with the [zoning regulations](#) runs the risk of a code enforcement action. We recommend reviewing your plans with a Planner prior to installation.

Approvals

Planning

Staff reviews plans for conformance to the [zoning regulations](#) relating to height, locations, and materials. Typically, a fence up to 6 feet tall is allowed around the sides and rear of a residence, while fences in front of houses are limited to 3 feet in height. Lattice is included in the 6-foot height limit. There are special considerations for corner lots and lots that back up to major streets,

For properties located in the [South Livermore Valley Specific Plan](#), please see page 9-26 for regulations.

Building

Staff reviews plans for conformance to the building code for [foundation and structural components](#).

Engineering

Staff verifies fence location is not within an easement. (Disclaimer: Approval of fence location does not substitute for professional property survey.)

Fees

Building Permit fees are based on the lineal footage and the height of the fence.

- 6 - 8 feet in height, first 100 lf up to 100 lf - \$361
- 8 - 10 feet in height, first 100 lf up to 100 lf - \$451
- Each additional 100 lf - \$180
- State Fees usually under \$10.00

Plan Submittal Requirements

- Three (3) site plans that include the following items and dimensions:
 - Address
 - Property lines
 - Existing and proposed fence locations
 - Distance from house and all structures to fence
 - Sidewalk and driveways
 - Easements
- Two (2) construction details of the fence including:
 - Height
 - Materials
 - Foundation and Framing Details

Review Time

Residential fences are reviewed over the counter.

Additional Resources

[Building Permit Application](#)