

RESIDENTIAL FENCES AND WALLS

Are There Height Restrictions for Fences or Walls?

Fence and wall heights on residentially zoned property are subject to restrictions depending on their proposed location (*Roseville Municipal Code-Title 19.22*). One of the primary goals of the restrictions is to ensure safe traffic sight distances at intersections and driveways.

Fences are allowed up to a maximum height of seven (7) feet including lattice or similar attachments with the following exceptions:

The maximum height shall be reduced to three (3) feet if located:

- Within a residential or residential driveway clear vision triangle;
- Within a required front setback; or
- Within five (5) feet of the back of sidewalk of a street side for a corner lot. In the absence of a sidewalk, the five foot setback is measured from the back of the right of way. (See diagram).

What is a Clear Vision Triangle?

A Clear Vision Triangle applies to corner lots. It is defined by the triangular area created by the diagonal connection (hypotenuse) of two points measured twenty-five (25) feet along the back-of-curb (BOC) on the right-hand side of the vehicle as it approaches the intersection to turn right, and seventy-five (75) feet along the perpendicular side of the back of curb on the right-hand side of the vehicle as it completes the turn and departs the intersection. (For commercial properties the front line is measured thirty (30) feet long.) The Clear Vision Triangle is important because it is used to maintain "clear vision" of oncoming traffic on the adjacent street.

At driveways, a residential clear vision triangle is the area created by the diagonal connection of two points measured 10 feet along the edge of driveway on the right- or left-hand side of the vehicle as it approaches the street, and 10 feet along the perpendicular side of the back of curb on the right- or left-hand side of the vehicle as it enters the street.

How is Fence or Wall Height Measured?

Fence heights are measured from the finished grade to the top most portion of the fence. When there is a difference between pad grades of two adjoining parcels, the height of the fence or wall is determined by using the finished grade of the highest contiguous parcel. Additionally, lattice or similar attachments are included in the height measurement.

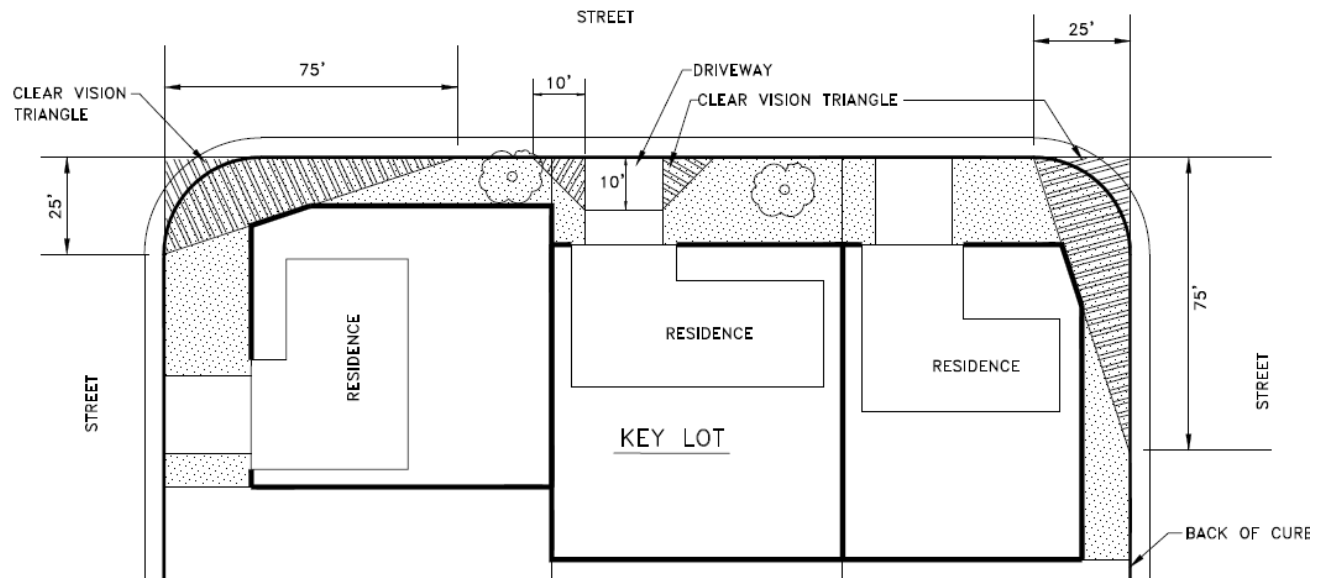
Fences near public utility equipment

Public utility equipment on private property may not be obstructed, covered, or made inaccessible by fences. (RMC 14.24.200)

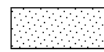

What if I Want a Fence or Wall Greater Than Seven Feet in Height?

In certain instances fences or walls greater than seven feet may be allowed for noise attenuation or as a buffer adjacent to certain land uses. Fences up to eight (8) feet in height may be allowed through approval of an Administrative Permit.

Fences or walls in excess of eight (8) feet are subject to approval of a Conditional Use Permit. Exceptions to the seven-foot fence height limit are reviewed based on unusual or special circumstances or conditions relating to the property such as safety issues, and design constraints associated with the site or the neighborhood.



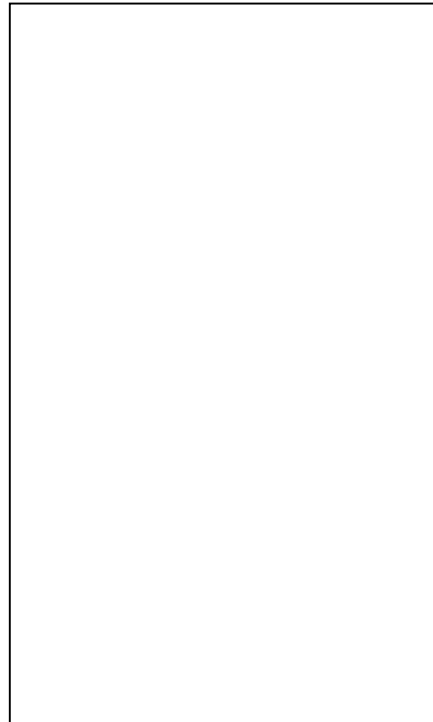
NOTE: ASSUME ALL RESIDENCES AT FRONT SETBACK LINES

-  FENCES UP TO 3' IN HEIGHT
-  FENCES 3'-7' IN HEIGHT

FENCE HEIGHT
NO SCALE

More Questions?

If you have other questions regarding fence or wall heights, please contact the Roseville Planning Division at (916) 774-5276



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FENCE HANDOUT



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