



CITY OF RIVERBANK
6617 Third Street - Riverbank, CA 95367
(209) 863-7128 FAX (209) 869-7126
Mailing Address-6707 Third Street-Riverbank, CA 95367

FENCE REGULATIONS- R-1 ZONING DISTRICT ONLY
A BUILDING PERMIT IS REQUIRED FOR A FENCE OVER 7' IN HEIGHT

- (A) FENCING. No fence (excluding wire fences and non-solid fences which do not limit visibility as determined by the Planning Director), shall be constructed in excess of eight (8) feet in height within any side or rear yard, except fences within the side yard which enclose electrical substations which may be constructed to the heights required by law.
1. Small architectural accent fences within the required 10-foot yard setback are allowed to be constructed no higher than 3.0 feet out to the back of the sidewalk. They shall be constructed and maintained so as to be harmonious with the neighborhood.
 2. Front-yard Courtyards. Courtyard is defined as an uncovered area partly or wholly enclosed by buildings or walls and used primarily for supplying access, light and air to the dwelling. Walls shall not enclose more than two sides of the courtyard. Courtyard walls shall be no higher than 4-feet-6 inches. Front yard courtyard fences shall be constructed of material and colors consistent and complementary to the design of the main structure. Courtyards shall be determined by the Planning Director and it is recognized that not all dwelling types will have a courtyard. Courtyard fences shall be located no closer than 13 feet behind front property line.
 3. Solid fences, walls, hedges and retaining walls not more that 7-feet in height may occupy any required yard or other spaces, except that fences, walls, hedges and retaining walls shall be no higher than 3-feet when located in the required front yard setback area and the require setback areas along the side street of a corner lot and along the rear or side lot line of a reversed corner lot where it abuts the front yard of the adjoining key lot.
 4. Within the front or street side yard of a corner lot in any district there shall be no solid fence, wall or hedge greater than 3-feet in height nor any obstruction other than a post, building column or tree not more than 2-feet in diameter, between the height of 3-feet 6 inches and 10 feet in height from the top of the curb. If no curb exists, above maximum street grade.
 5. Notwithstanding any other regulation herein, fences with 90% transparency, no higher than 4-feet may occupy the required front yard setback area along the side street of a corner lot and along the rear side lot line or a reverse corner lot where it abuts the front yard of the adjoining key lot. Vision through the fence shall remain totally unobstructed at all times.
 6. The height of a fence shall be measured from the higher property elevation.
 7. No obstruction to view in excess of 3-feet in height shall be placed in any corner or reverse corner lot within a triangular area formed by the extension of the lot line to a point of intersection and a line connecting them at a distance of 30-feet to said intersection.

GENERAL INFORMATION NEEDED WHEN BUILDING A FENCE:

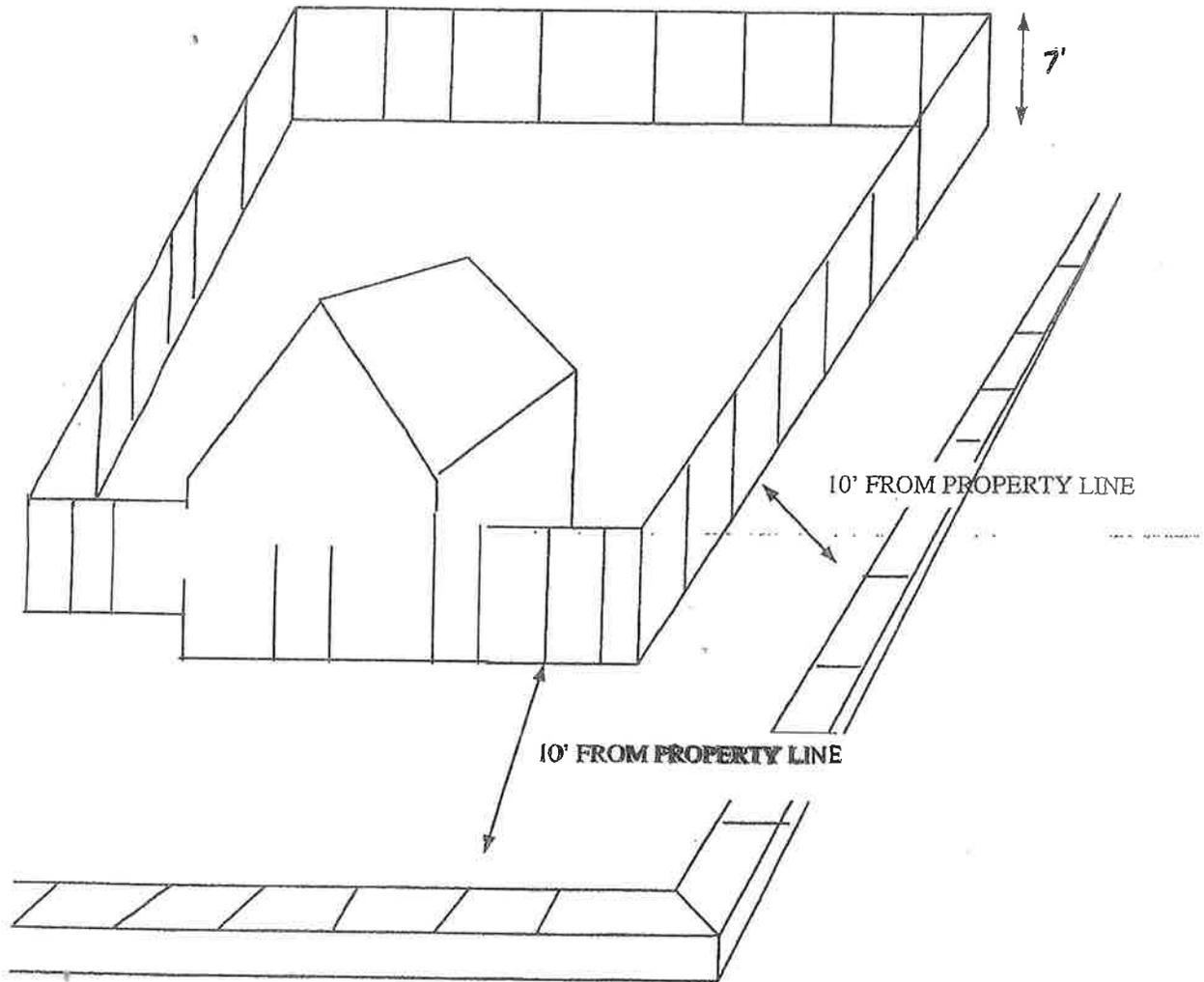
1. Locate your property line. The back edge of the sidewalk is not always your property line! Property lines vary in residential areas and are generally located behind the back edge of the sidewalk. We will try to help you determine your property line.
2. Call underground service alert 1-800-227-2600 or (811). You may have to build around a fire hydrant and/or water meter etc.
3. A 3-foot maximum height fence is permitted from the sidewalk to the property. (#2. also applies). Although a 4' foot height fence may also be built from the sidewalk to the property line as long as it is 90% transparency.
4. Fences over 7 ft. require a building permit and must be engineered, 8 ft. is the maximum height.



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FENCE REGULATIONS

7' FENCE ON A CORNER LOT

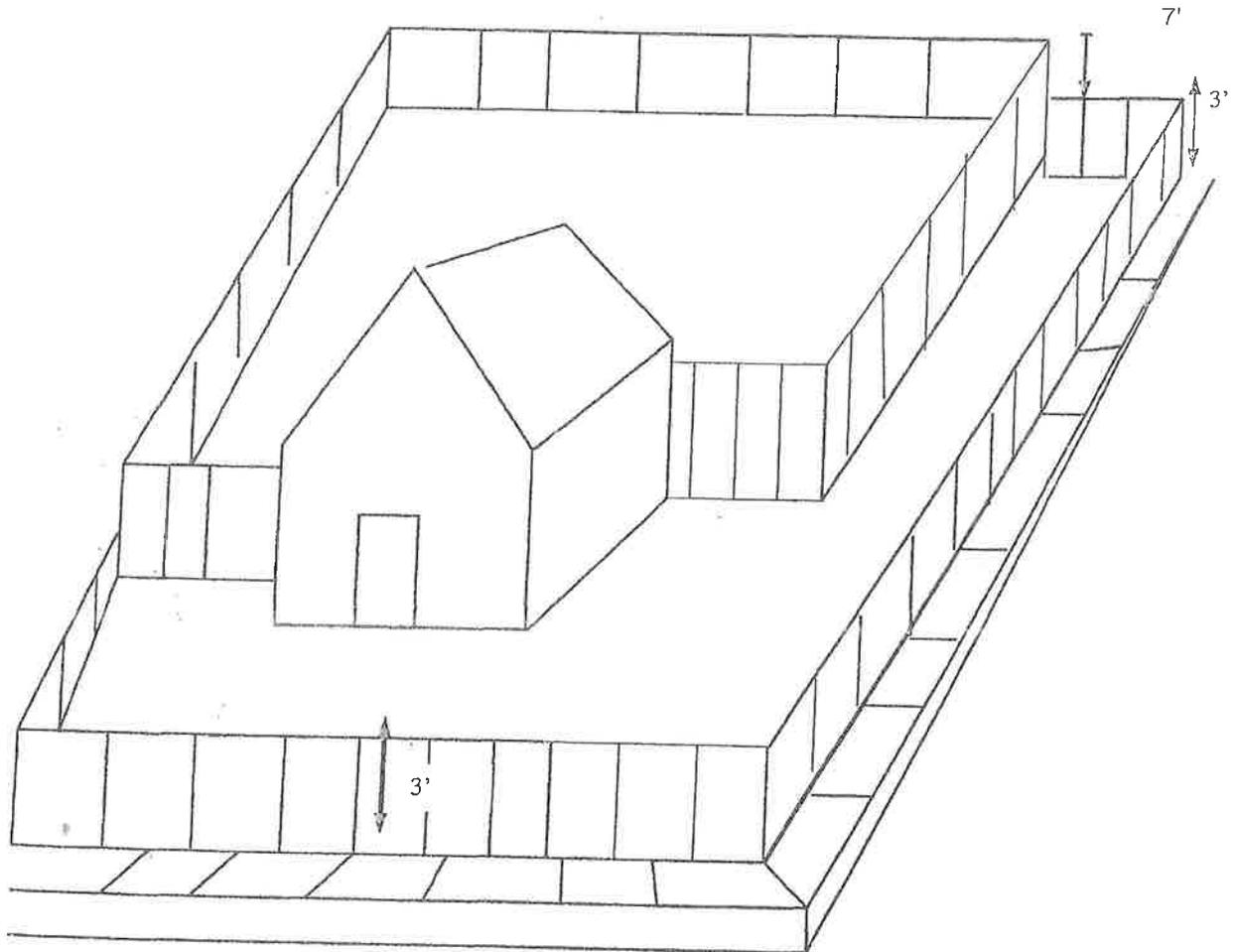




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FENCE REGULATIONS

3' SOLID FENCE ON CORNER LOT

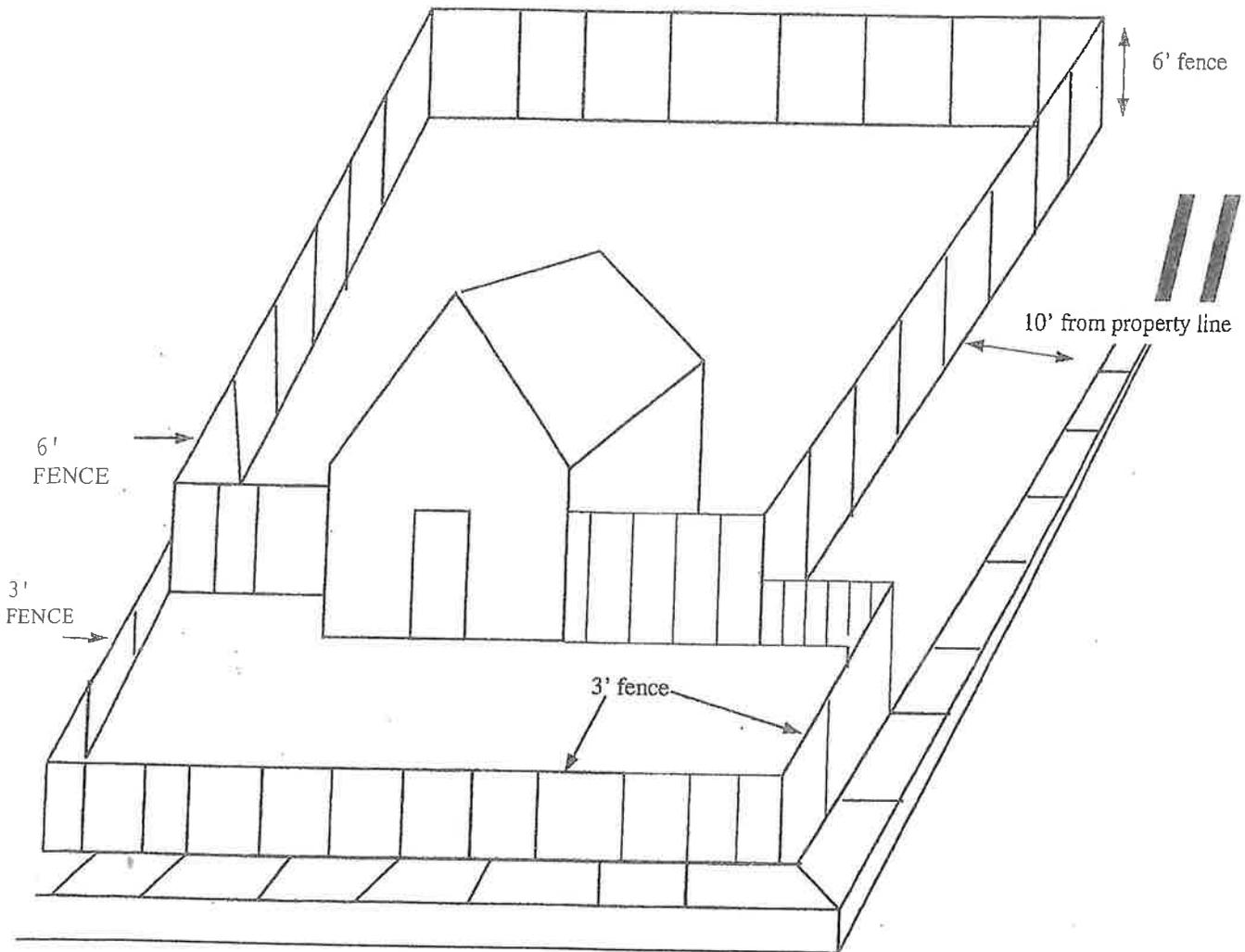




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FENCE REGULATIONS

3' ALTERNATIVE FENCE ON CORNER LOT

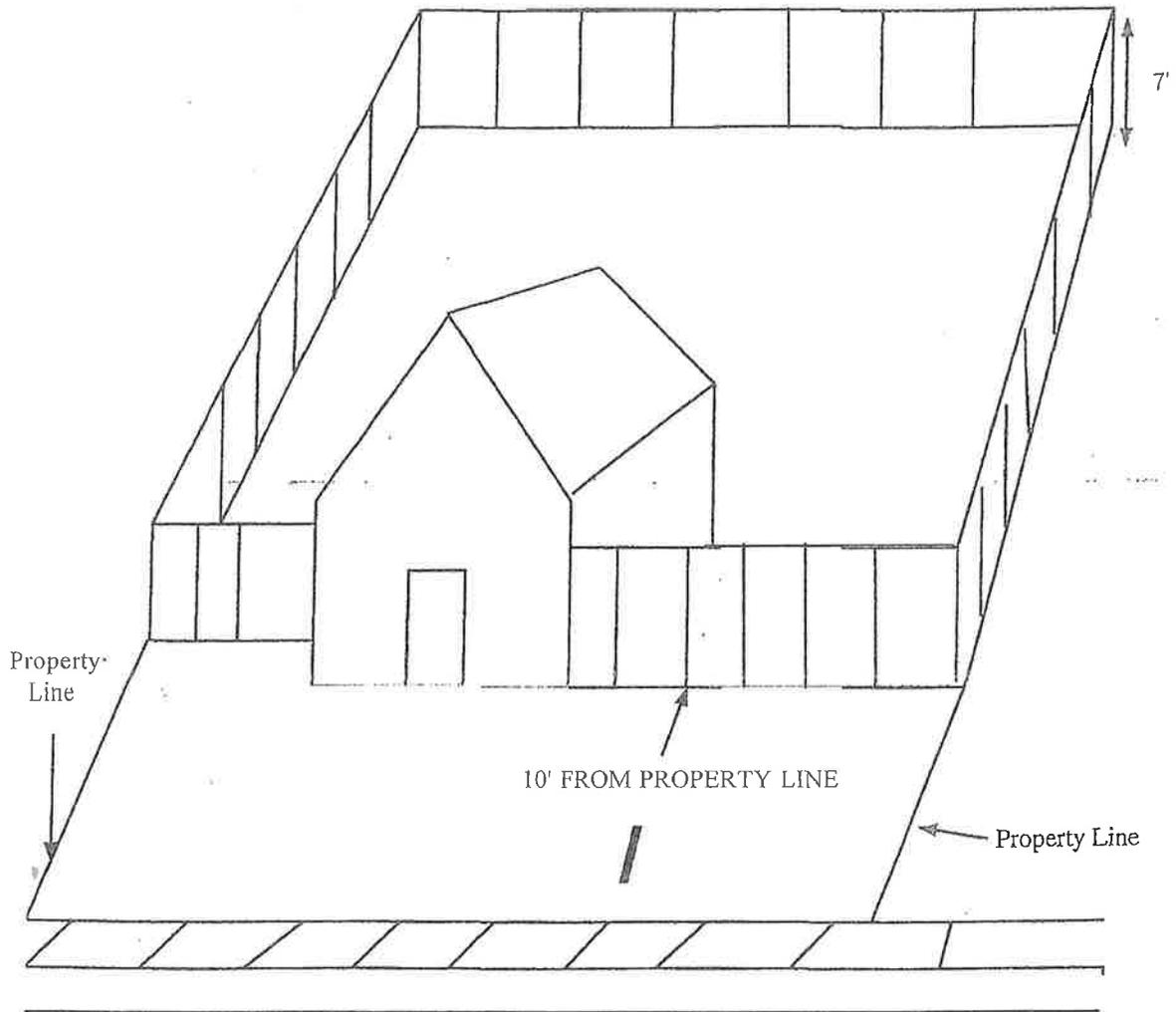




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FENCE REGULATIONS

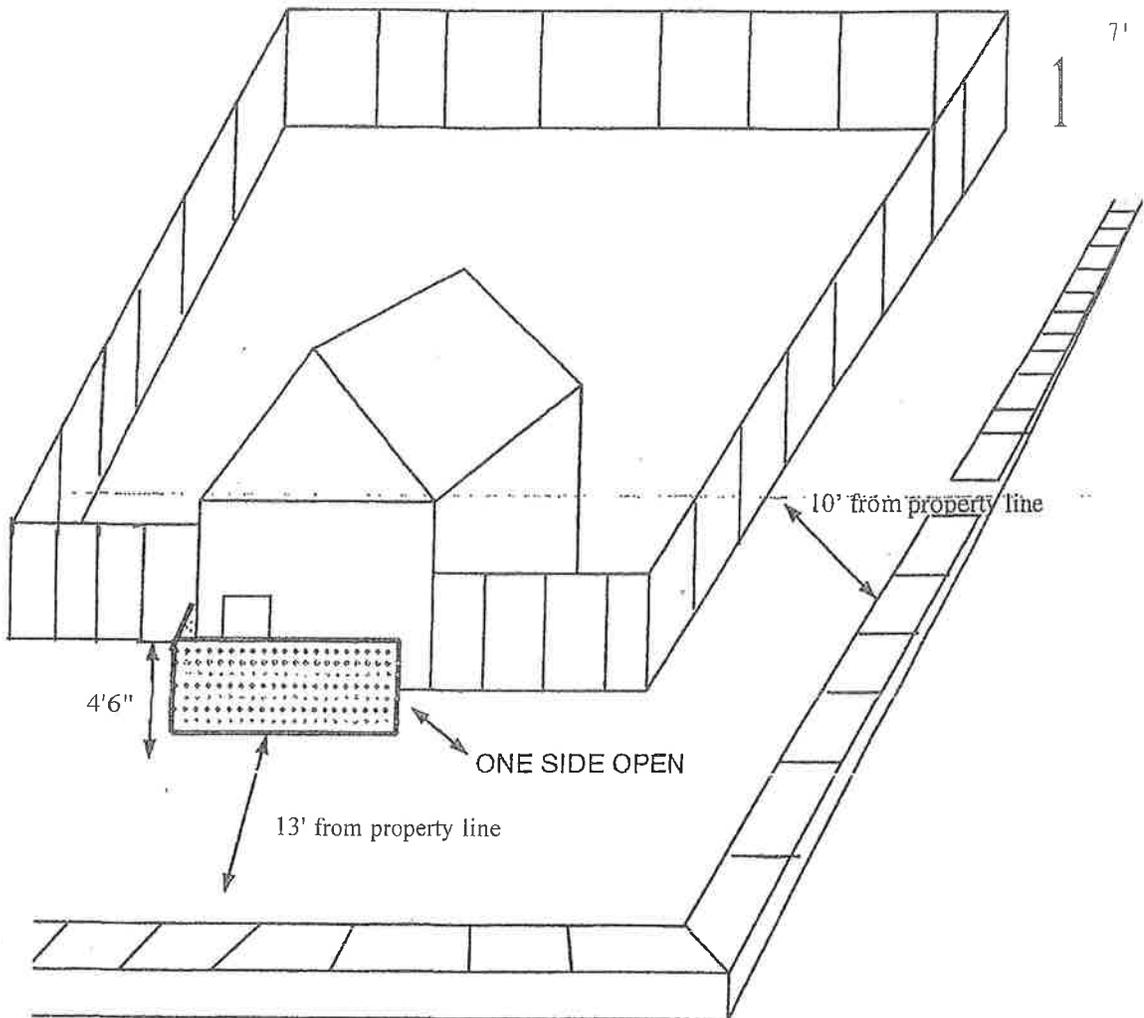
7' FENCE ON INTERIOR LOT





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FENCE REGULATIONS
COURTYARD FENCES

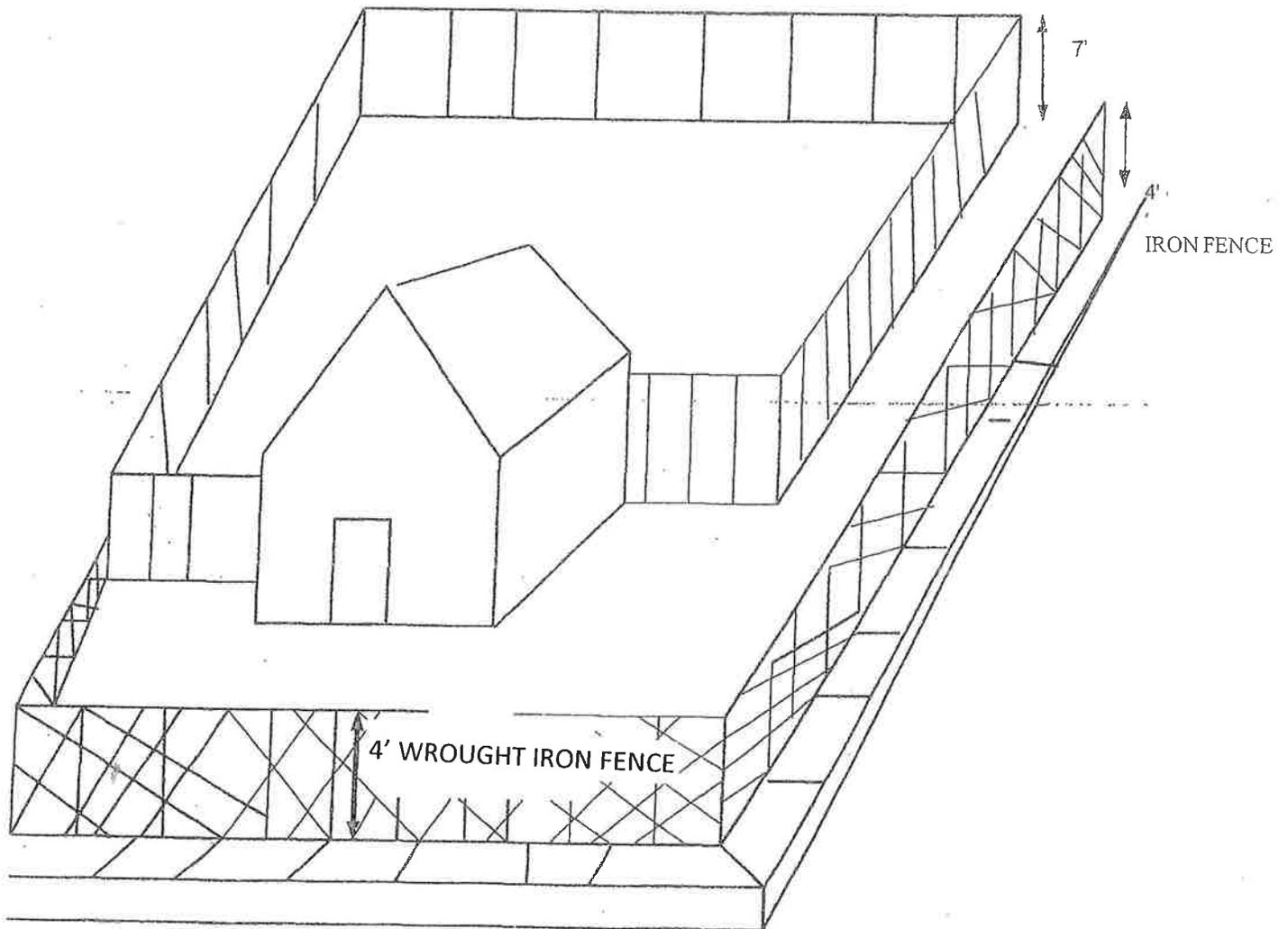




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FENCE REGULATIONS

90% TRANSPARENCY WROUGHT IRON FENCE ON A CORNER LOT





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FENCE REGULATIONS

**3' FENCE ON INTERIOR LOT, CAN BE 4' IF 90% TRANSPARENCY SUCH AS
CYCLONE OR WROUGHT IRON FENCE**

