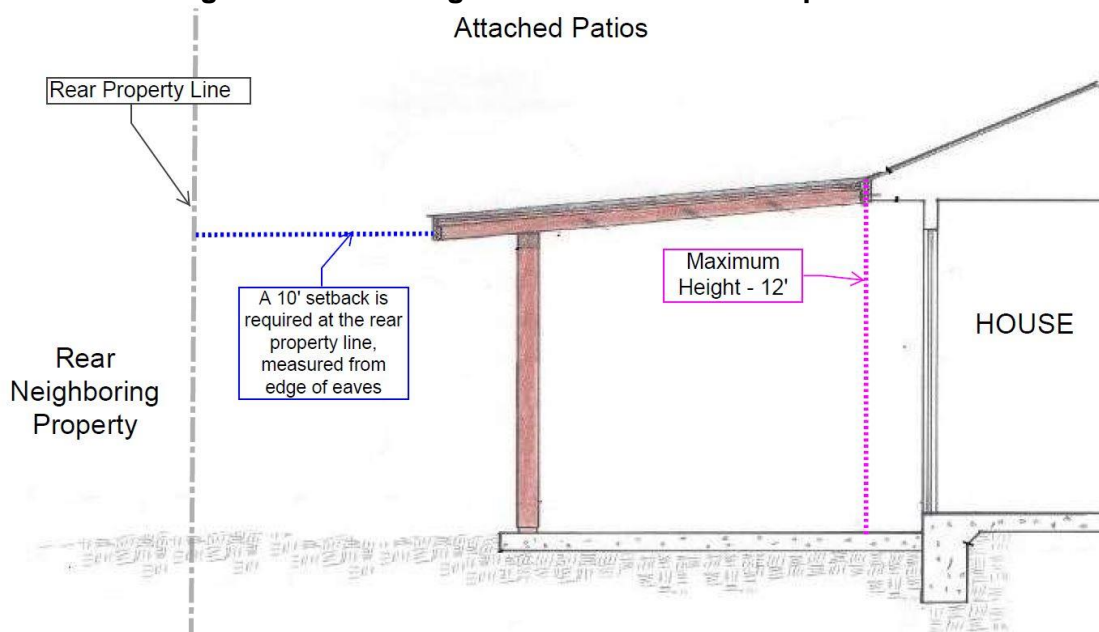


# Requirements for Decks and Balconies, Attached Patios & Walls, Fences and Hedges in Residential Districts

<b>DECKS and BALCONIES (Section 18.32.045)</b>	
All decks/balconies	<ul style="list-style-type: none"> <li>• Cannot be located on top of a <i>detached</i> structure (e.g. garage or shed)</li> </ul>
Decks/balconies under 18 inches in height from grade <b>and</b> less than 120 square feet	<ul style="list-style-type: none"> <li>• Can be located anywhere on the lot</li> <li>• A building permit is not required</li> </ul>
Decks/balconies over 18 inches in height from grade <b>and</b> over 120 square feet	<ul style="list-style-type: none"> <li>• Must adhere to the same setbacks as the house</li> <li>• A building permit is required</li> </ul>
All decks/balconies over 4 feet in height from grade, regardless of size	<ul style="list-style-type: none"> <li>• Must adhere to the same setbacks as the house and be located at least 15 feet away from all property lines</li> <li>• A solid end wall or obscure screen may be required when the structure overlooks an adjoining side yard</li> <li>• Administrative Site Development (ASD) review is required</li> <li>• A building permit is required</li> </ul>

<b>ATTACHED PATIOS (Section 18.32.020(I)(1))</b>	
Height	<ul style="list-style-type: none"> <li>• 12 feet, measured from grade to highest point (see Figure 1 below)</li> </ul>
Front Setback	<ul style="list-style-type: none"> <li>• Same as the main house</li> </ul>
Side Setbacks	<ul style="list-style-type: none"> <li>• Same as the main house</li> </ul>
Rear Setback	<ul style="list-style-type: none"> <li>• 10 feet of clear, open space from the nearest projection of the patio cover (e.g. eaves or screening material) to the rear property line (see Figure 1 below)</li> </ul>
Size	<ul style="list-style-type: none"> <li>• Must not exceed the maximum lot coverage allowed for the district</li> </ul>
Fire Sprinklers	<ul style="list-style-type: none"> <li>• If the house is sprinklered, then the <b>enclosed</b> patios must also be sprinklered</li> </ul>

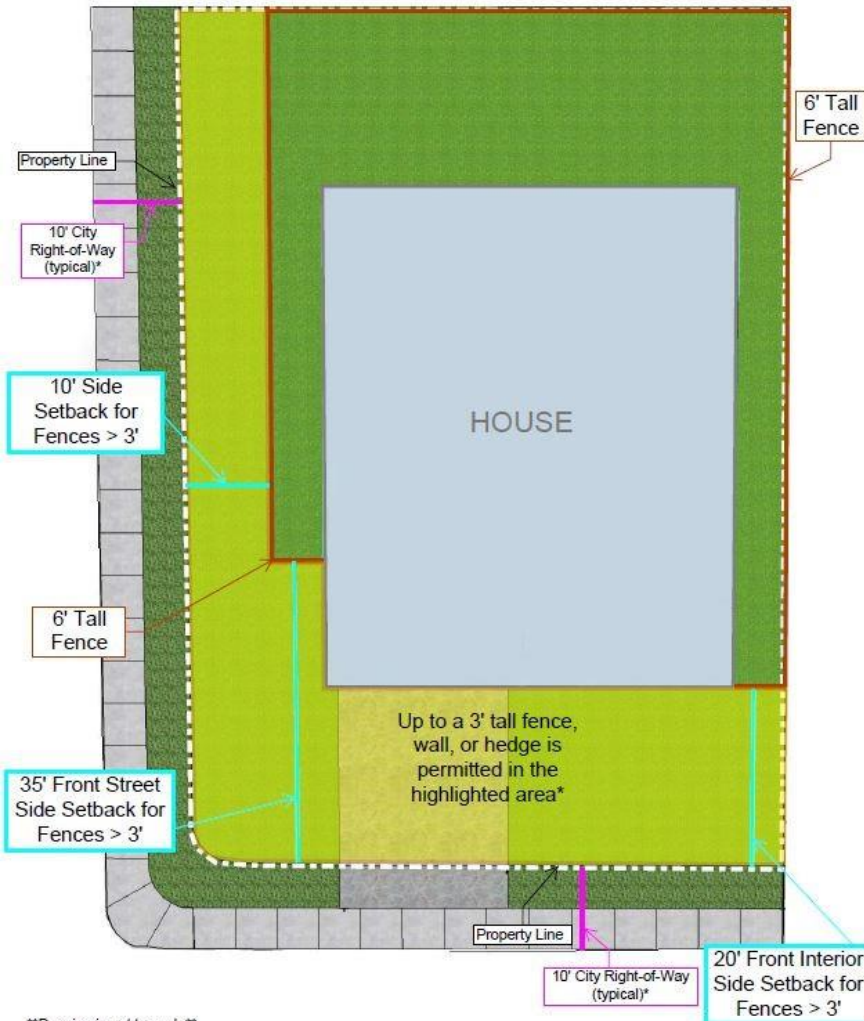
**Figure 1 – Patio Height and Rear Setback Requirements**



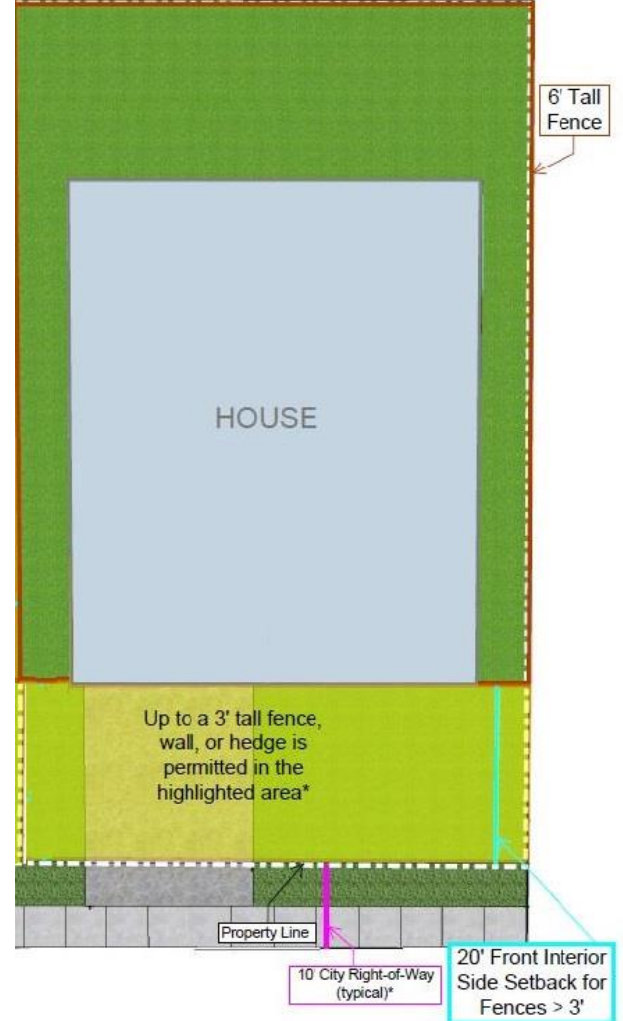
**WALLS, FENCES and HEDGES (Section 18.32.040)**

Design	<ul style="list-style-type: none"> <li>• Design shall aesthetically complement the yard area and be compatible with neighboring properties</li> <li>• Fences shall be constructed of natural material such as wood, masonry and earth materials</li> <li>• Metal, plastic or other similar materials are not permitted for fences over three (3) feet tall</li> </ul>
Measurements	<ul style="list-style-type: none"> <li>• Height is measured from grade</li> <li>• Setbacks are measured from property lines                             <ul style="list-style-type: none"> <li>▪ Property lines are typically located 10 feet behind the face of the curb</li> <li>▪ Property lines rarely correspond with the edge of the sidewalk</li> <li>▪ It is the responsibility of the property owner to determine the location(s) of the property lines</li> </ul> </li> </ul>
Permits	<ul style="list-style-type: none"> <li>• Planning Director approval <b>and</b> a building permit is required for fences over six (6) feet with a lattice up to 18-inch</li> <li>• A building permit is required for retaining walls over three (3) feet, measured from foundation base</li> <li>• Permits are not required for fences under six (6) feet</li> </ul>
<b>Location</b>	<b>Permitted Height<sup>1</sup> (See Figure 3 &amp; 4)</b>
Front Yard	<ul style="list-style-type: none"> <li>• Three (3) feet</li> </ul>
Interior Side Yards	<ul style="list-style-type: none"> <li>• Six (6) feet, an 18-inch lattice may be added with Director approval and a building permit</li> </ul>
Rear Yard	<ul style="list-style-type: none"> <li>• Six (6) feet, an 18-inch lattice may be added with Director approval and a building permit</li> </ul>
Corner Lots	<ul style="list-style-type: none"> <li>• Three (3) feet along the street side yard lot line or</li> <li>• A six (6) foot tall fence is allowed on the street side if it is                             <ul style="list-style-type: none"> <li>▪ Setback 10-feet from the street side property line</li> <li>▪ Setback 35-feet from the front property line, then a,</li> <li>▪ Located behind building's front façade on the street side</li> <li>▪ An 18-inch lattice may be added with Director approval and a building permit</li> </ul> </li> </ul>

**Figure 3 – Corner Lot Fencing**



**Figure 4 – Interior Lot Fencing**



\*\*Drawing is not to scale\*\*

<sup>1</sup> Eight foot walls and fences may be allowed in the required rear yard where lots back up to a flood-control channel, a railroad, a park, a licensed residential care or health facility, a school, a child care center or a major arterial, including Alvarado-Niles Road, Dyer Street, Decoto Road, Whipple Road, Union City Boulevard, Mission Blvd, and Alvarado Blvd.