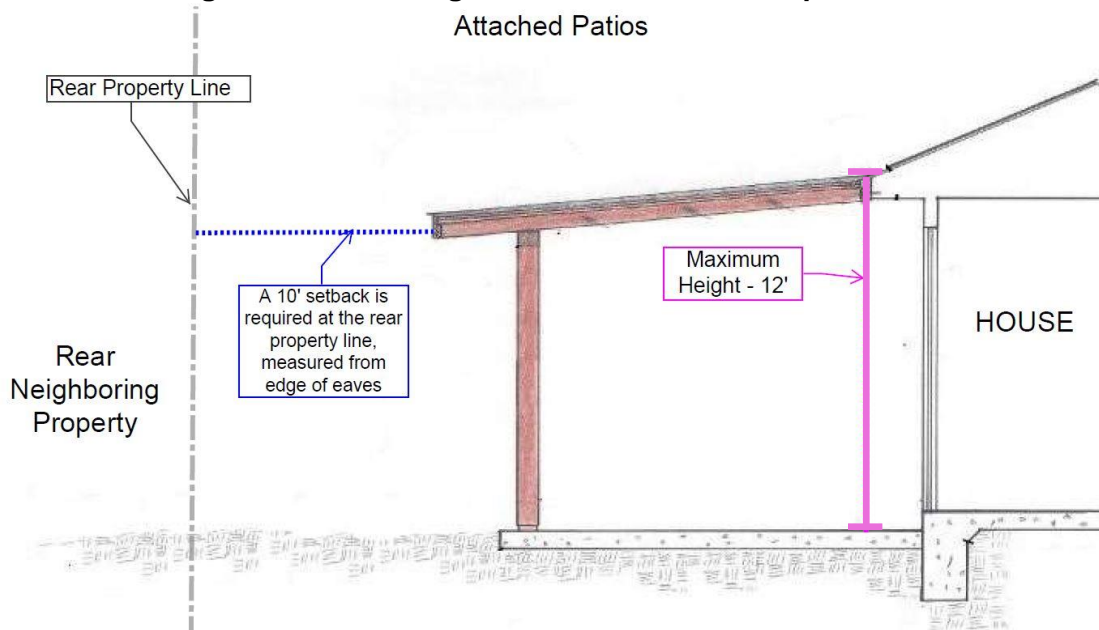


Requirements for Decks and Balconies, Attached Patios & Walls, Fences and Hedges in Residential Districts

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

ATTACHED PATIOS (Section 18.32.020(I)(1))	
Height	<ul style="list-style-type: none"> • 12 feet, measured from grade to highest point (see Figure 1 below)
Front Setback	<ul style="list-style-type: none"> • Same as the main house
Side Setbacks	<ul style="list-style-type: none"> • Same as the main house
Rear Setback	<ul style="list-style-type: none"> • 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)
Size	<ul style="list-style-type: none"> • Must not exceed the maximum lot coverage allowed for the district
Fire Sprinklers	<ul style="list-style-type: none"> • If the house is sprinklered, then the enclosed patios must also be sprinklered

Figure 1 – Patio Height and Rear Setback Requirements



WALLS, FENCES and HEDGES (Section 18.32.040)

Design	<ul style="list-style-type: none"> • Design shall aesthetically complement the yard area and be compatible with neighboring properties • Fences shall be constructed of natural material such as wood, masonry and earth materials • Metal, plastic or other similar materials are not permitted for fences over three (3) feet tall
Measurements	<ul style="list-style-type: none"> • Height is measured from grade • Setbacks are measured from property lines <ul style="list-style-type: none"> ▪ Property lines are typically located 10 feet behind the face of the curb ▪ Property lines rarely correspond with the edge of the sidewalk ▪ It is the responsibility of the property owner to determine the location(s) of the property lines
Permits	<ul style="list-style-type: none"> • Planning Director approval and a building permit is required for fences over six (6) feet with a lattice up to 18-inch • A building permit is required for retaining walls over three (3) feet, measured from foundation base • Permits are not required for fences under six (6) feet
Location	Permitted Height¹ (See Figure 3 & 4)
Front Yard	<ul style="list-style-type: none"> • Three (3) feet
Interior Side Yards	<ul style="list-style-type: none"> • Six (6) feet, an 18-inch lattice may be added with Director approval and a building permit
Rear Yard	<ul style="list-style-type: none"> • Six (6) feet, an 18-inch lattice may be added with Director approval and a building permit
Corner Lots	<ul style="list-style-type: none"> • Three (3) feet along the street side yard lot line or • A six (6) foot tall fence is allowed on the street side if it is <ul style="list-style-type: none"> ▪ Setback 10-feet from the street side property line, ▪ Setback 35-feet from the front property line, and ▪ Located behind building's front façade on the street side
An 18-inch lattice may be added with Director approval and a building permit above six (6) foot tall fences.	

Figure 3 – Corner Lot Fencing

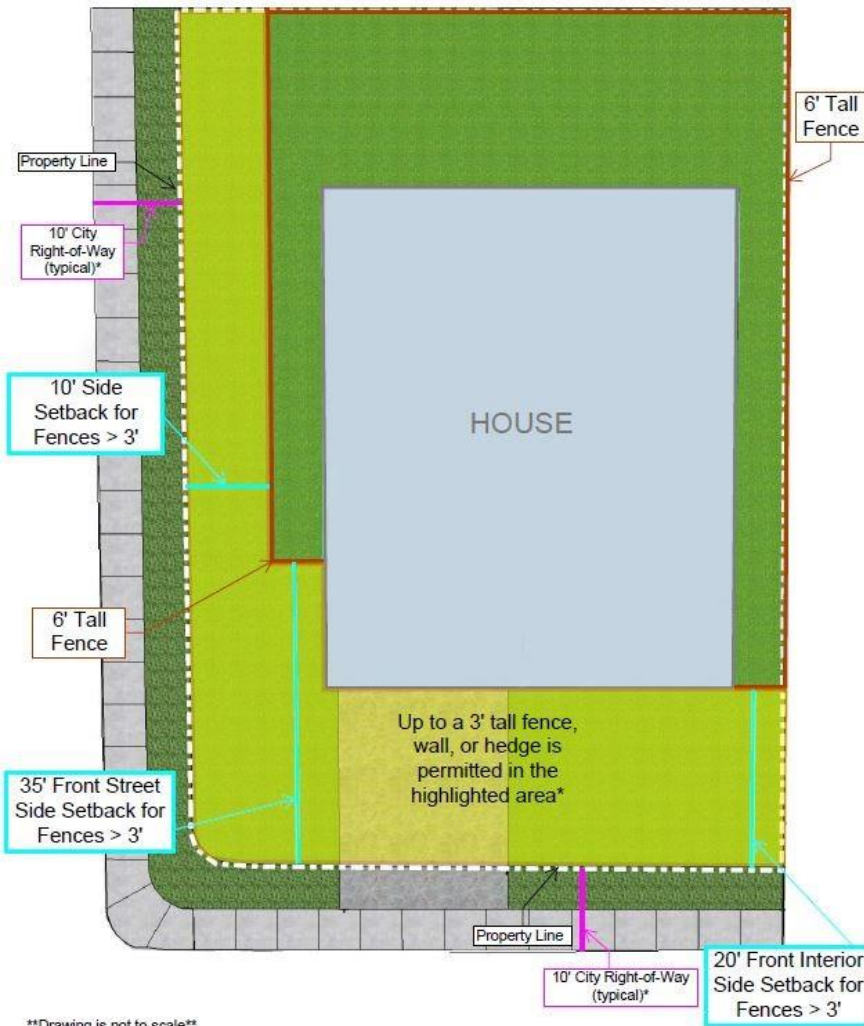
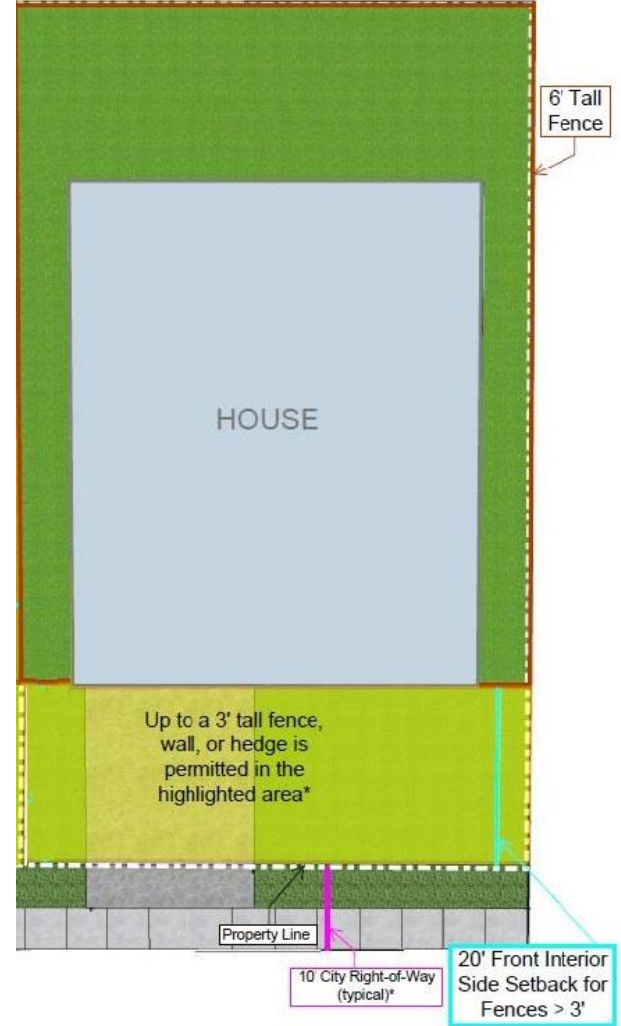


Figure 4 – Interior Lot Fencing



Drawing is not to scale

¹ 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.