



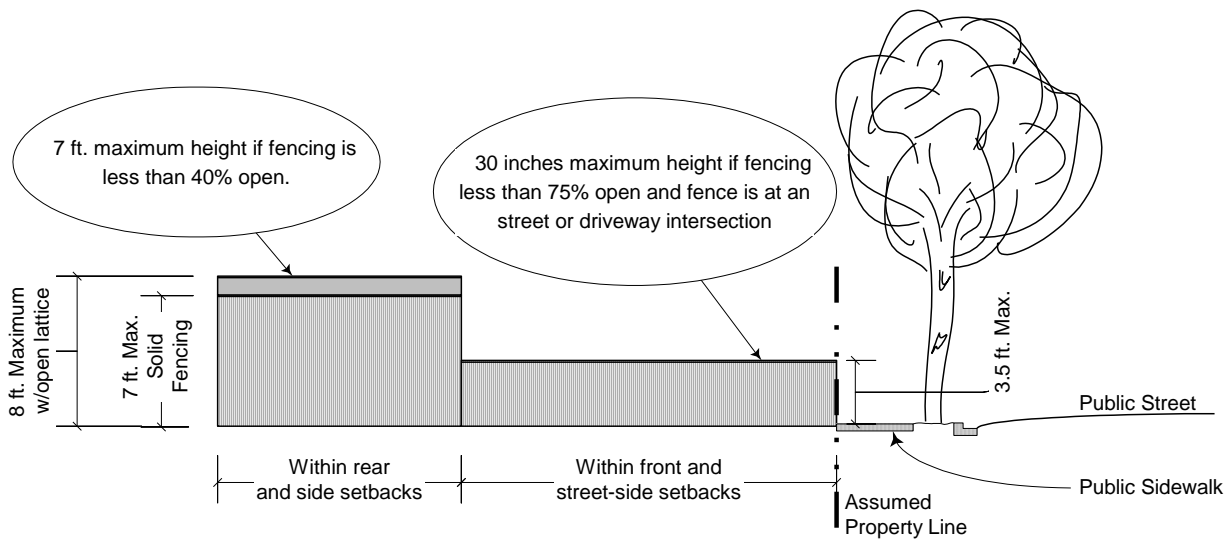
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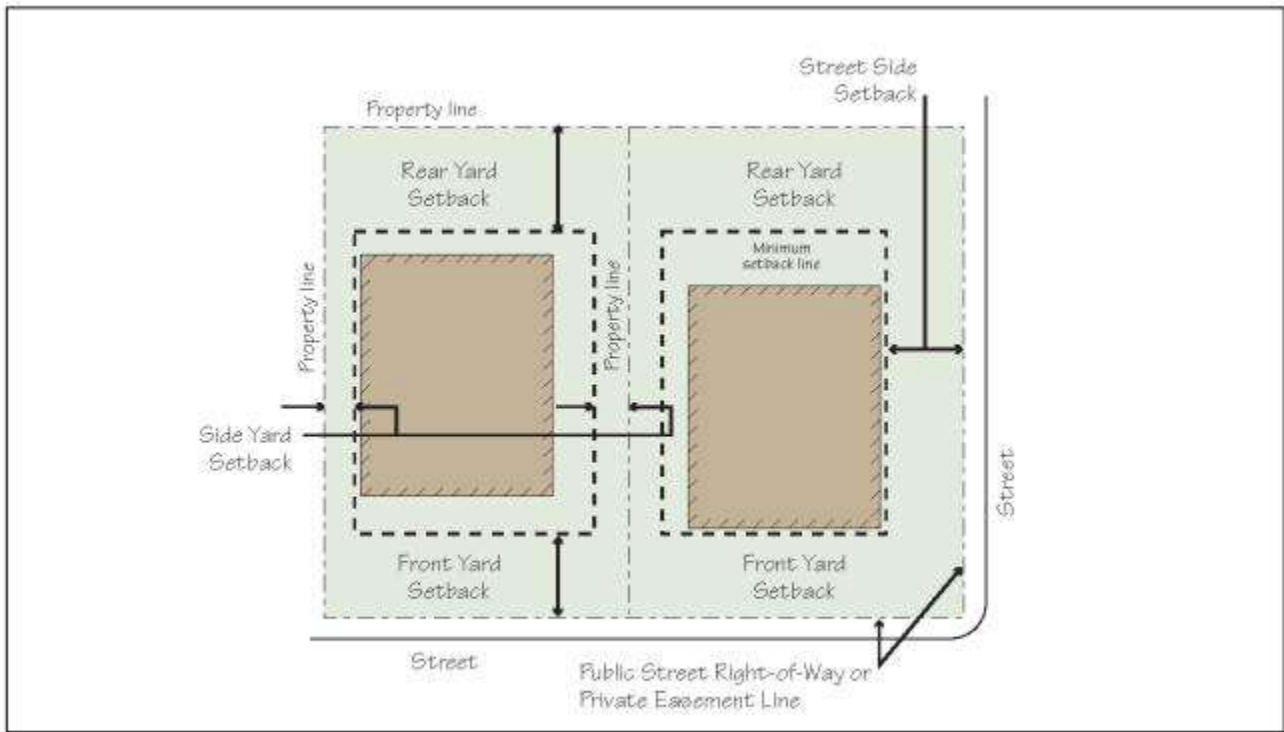
Fences, hedges, and walls (except retaining walls) may be constructed to the heights shown below:

Maximum Height of Fences, Hedges and Walls

Location	Maximum Height
Rear and interior setbacks	7 feet ¹
Front and street-side setbacks ²	3.5 feet
At intersections of streets, alleys, and driveways within traffic safety sight areas	30 inches if solid; otherwise the maximum height normally allowed, if the fence material is 75% open (e.g., lattice).
Notes:	
1. An additional one foot of height is allowed (to a maximum of eight feet tall), but all fencing material above seven feet in height shall be open grill or latticework, or a similar open design allowing light and air to pass through at least 40 percent of the fencing material.	
2. Unless additional height is granted through a conditional use permit (SMC 19.54.040)	

A setback is defined as the distance by which a structure, parking area or other development feature must be separated from a lot line, other structure or development feature, or street centerline. Setbacks for fences are typically measured from the property line; however, setbacks from private streets are measured from the edge of the easement. The figure below shows the location of front, side, street side, rear, and interior setbacks:





Setbacks

Figure 8-5

Properties located on corner lots as shown in the figure above have both a front and street-side setback. The fence height regulations for corner lot properties require a lower fence height (3.5 feet) along the two street frontages unless additional height is granted through a conditional use permit.

Setback standards may vary depending on how a property is zoned. Please check with the Planning Department to determine the front and street-side setbacks appropriate for your property.