

 <p>CITY OF AMERICAN CANYON COMMUNITY DEVELOPMENT DEPARTMENT</p>	<p>CONDITIONAL FENCE PERMITS</p> <p>4381 Broadway, Suite 201 American Canyon, CA 94503 Inquiries: (707) 647-4337 www.cityofamericancanyon.org</p>	<p>Revision Date 10/2/2018</p> <p>Codes Enforced: American Canyon Municipal Code Chapter 19.10.080</p> <p>Application Fee: See Master Fee Schedule item #671</p>
<p>Planning Division</p>		

Conditional Fence Permit

A Conditional Fence Permit allows a maximum 2½-foot increase over the Zoning Ordinance fence height regulations. Listed below are the Zoning Ordinance fence height regulations:

- Side and rear yard fences may not exceed 6-feet above grade
- On a corner lot, a residential fence next to a street may not exceed 3½-feet above grade within the front yard setback and within the 10-foot setback from the side street property line.
- On an interior lot, fences may not exceed 3½ feet above grade within the front yard building setback
- Fences proposed within a public utility easement require an encroachment permit from the Public Works Engineering Division.
- All fences over 7-feet and retaining walls require a Building Permit.

Application Requirements

A Conditional Fence Permit application must include the following information:

1. A completed [Entitlement Application](#)
2. A written statement explaining the purpose for additional fence height
3. 2 copies of a dimensioned site or plot plan of the lot showing property lines and proposed fence location
4. A description of the proposed fence height and design, including color and materials (ie: wood, masonry)
5. Proof of property ownership (title report, deed, or county records)
6. Application fee

Please note that the application fee does not guarantee approval.

Review/Approval Process

Staff will review the application and notify you whether the application is complete or needs additional information. When the application is complete, staff will provide a brief application notice to adjacent property owners and invite their input. The review period for neighbor comments is 10 calendar days. Following the end of the review period, the Community Development Director may consider the application. The approval findings are listed below:

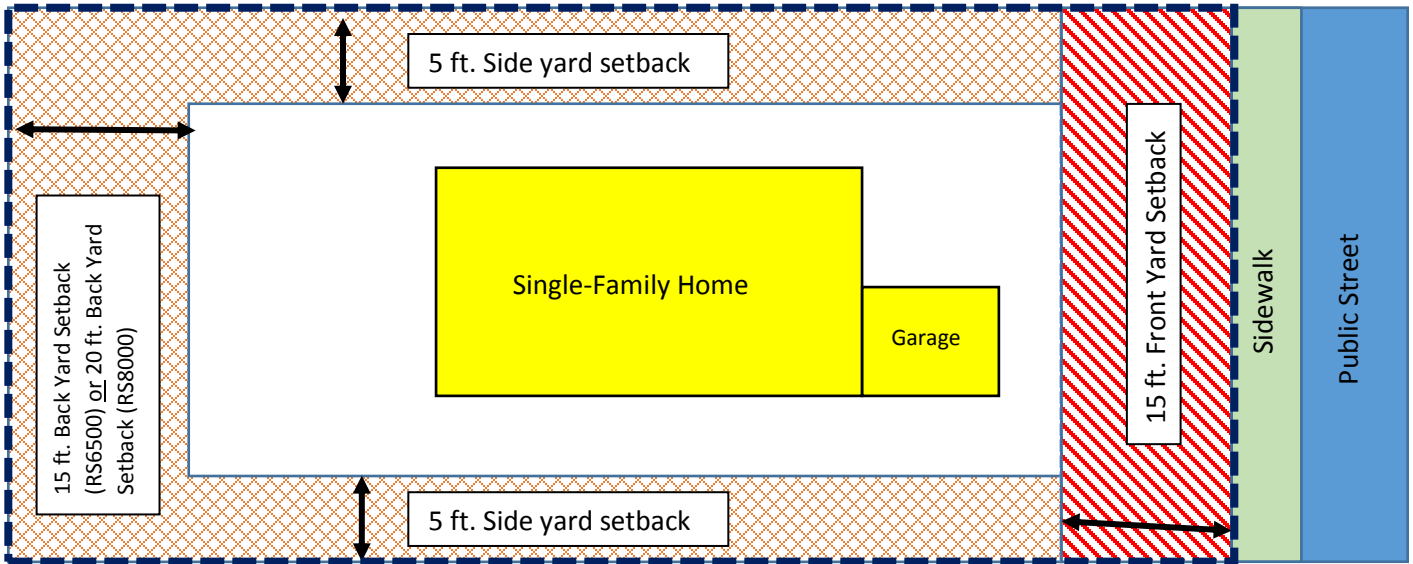
- ✓ The proposed increased fence height will not create negative shading impacts on adjacent properties, or impacts are mitigated through the use of open design features.
- ✓ The proposed increased fence height incorporates appropriate architectural details and materials that assure compatibility with existing fences and fence patterns.
- ✓ The proposed increased fence height in a front or exterior side yard does not create traffic hazards or detract from the neighborhood character by creating visual obstructions to open front yard patterns on an established neighborhood street.

Staff may attach conditions to the Conditional Fence Permit approval, such as requiring a building permit before constructing your new fence. Conditional Fence Permit decisions may be appealed to the Community Development Director by the applicant or neighbors.



Fence Placement in RS-6,500 and RS-8,000 Zones

Mid-block Lot

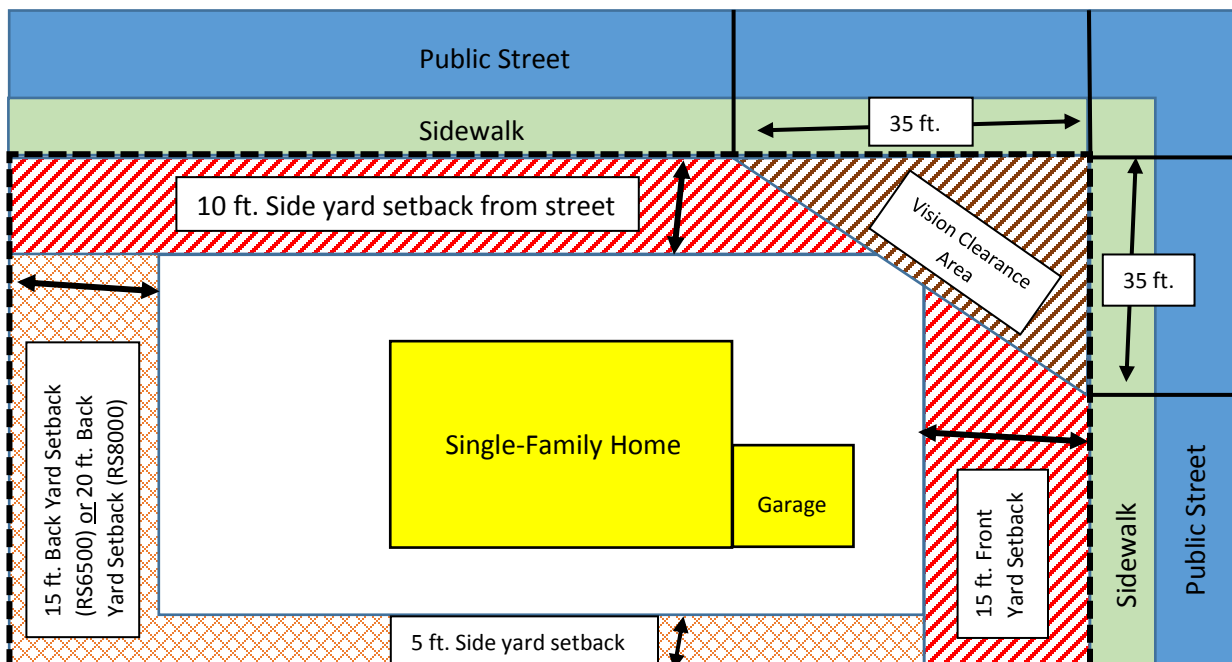


- Front Yard Setback OR Side Yard setback from the street for corner lots – 3.5 feet height max fence
- Side and Back Yard Setbacks – 6 feet height max fence
- Vision Clearance Area – 2.5 feet height max fence
- Out of setbacks – 10 feet height max fence
- Property lines

*Fences over seven (7) feet will require a building permit.

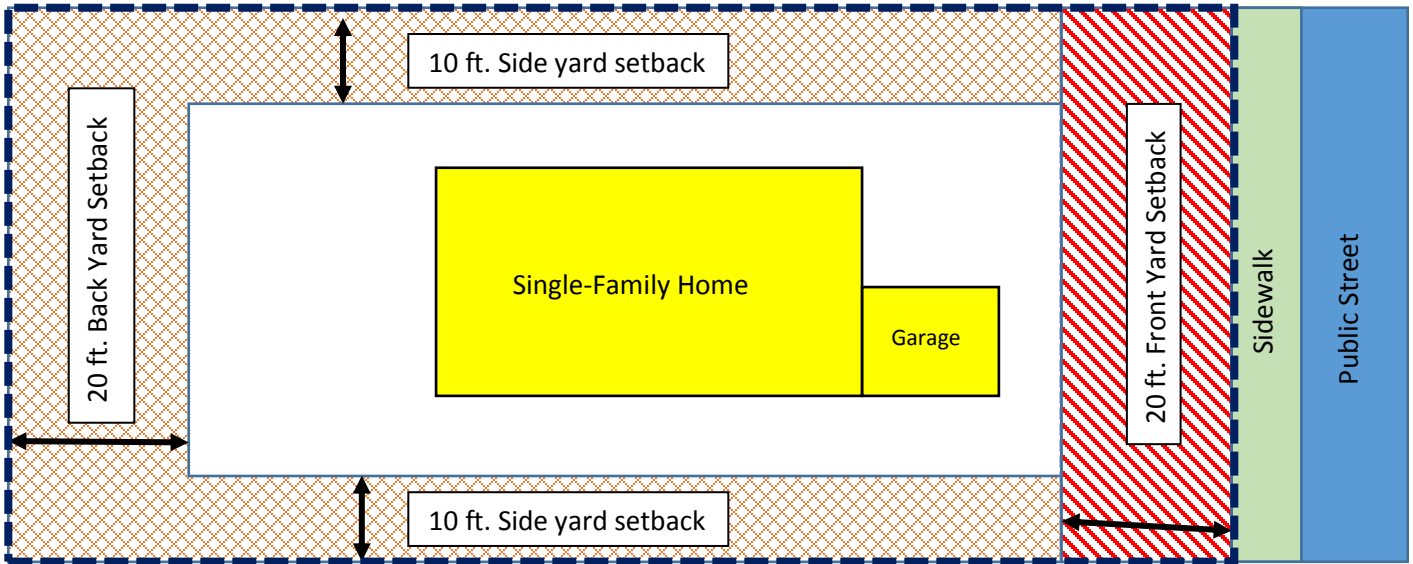
**Property owners requesting an increase in the maximum fences height within the setback areas will need a Conditional Fence Permit from the Planning Division. The permit grants a maximum fence height increase of 2.5 feet.






Corner Lot



Fence Placement in RR-10,000 and RR-20,000 Zones

Mid-block Lot



-  Front Yard Setback OR Side Yard setback from the street for corner lots – 3.5 feet height max fence
-  Side and Back Yard Setbacks – 6 feet height max fence
-  Vision Clearance Area – 2.5 feet height max fence
-  Out of setbacks – 10 feet height max fence
-  Property lines

*Fences over seven (7) feet will require a building permit.

**Property owners requesting an increase in the maximum fences height within the setback areas will need a Conditional Fence Permit from the Planning Division. The permit grants a maximum fence height increase of 2.5 feet.

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