



# FENCE REGULATIONS FOR RESIDENTIAL PROPERTY



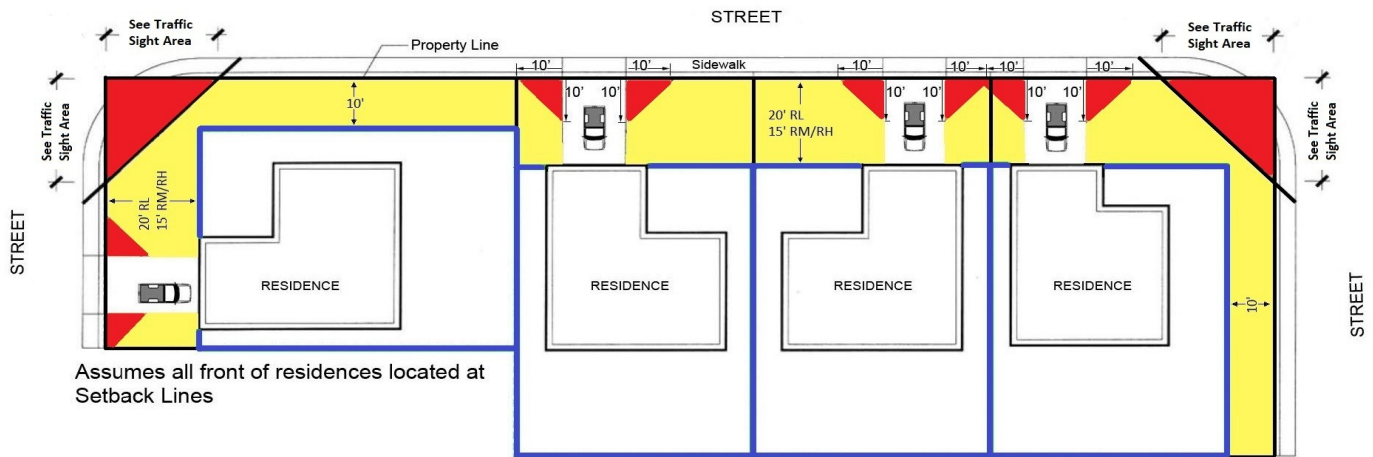
COMMUNITY DEVELOPMENT DEPARTMENT • 345 N. EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8266  
<http://www.stocktonca.gov/planningpermits>

## Area Definitions and Dimensions

- Front Yard Area:** The area between the front property line and the setback line. In Residential, Low Density (RL) zones the setback line is located 20 feet from the property line. In Residential, Medium Density (RM) and Residential, High Density (RH) zones the setback line is 15 feet from the property line.
- Street Yard Area:** On corner lots, the street that the house is not addressed from. The setback line is 10' from the property line in all zones.
- Traffic Sight Area:** An area around street intersections and driveways that allows a clear view for motorists, the dimensions for these areas are listed in the table below.

Location	Dimension
Street intersection without stop sign or traffic signal	30 ft
Street intersection with stop sign or traffic signal	20 ft
Residential driveway	10 ft

## Maximum Fence Height Per Area

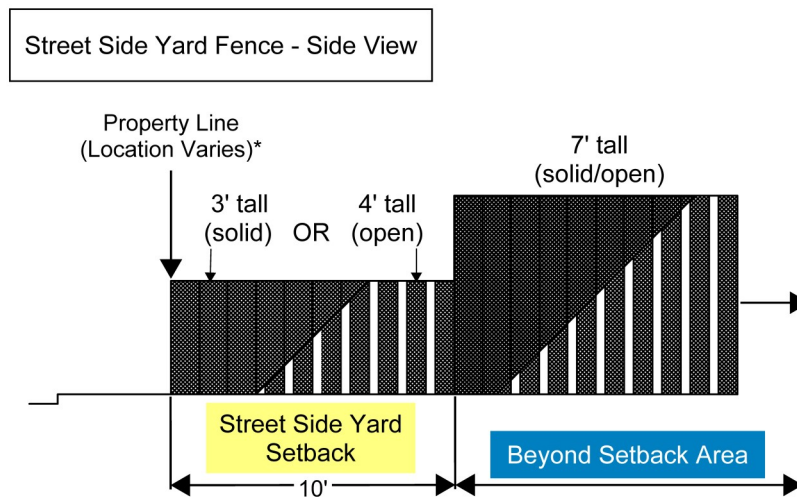
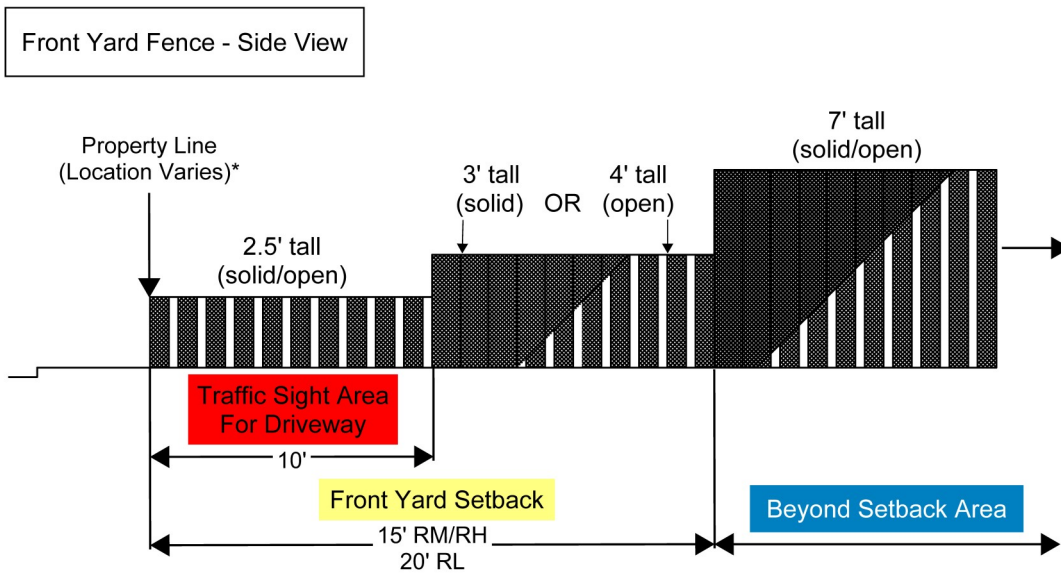


Location	Legend	Maximum Height
Front/Street Yard Area		3 feet (solid fence) or 4 feet (constructed of open material, that allows at least 33% view penetration through the fence )
Traffic Sight Area		2 feet, 6 inches (2.5 feet)
Other Areas		7 feet

## Materials

- Wire or chain link fencing, tarp fencing, electrified fencing and razor-wire are restricted in residential zones, in compliance with Stockton Municipal Code (SMC) [Section 16.48.100](#)

\*See reverse for notes and exceptions\*



**\*Notes and Exceptions**

- Property line location varies per site and should be verified.
- A building permit is not required for fences 7 feet or less in height; fences over 7 feet require a building permit. Masonry walls may require a building permit depending on height.
- The standards shown on the reverse side of this document are allowed within residential zoning districts, except in compliance with Stockton Municipal Code (SMC) [Section 16.48.060](#) (Exceptions to height limitations) and [16.48.090](#) (Special Wall and Fencing Requirements).
- For fences adjacent to levees, nonresidential uses, and parks, see SMC [Section 16.48.040](#)

Fencing is not required by code, it is a landowner's choice in residential zones, with the exception of apartment complex fencing. Disputes over placement, material, or repair of fencing must be resolved by the adjoining neighbors or by a civil court. A licensed land surveyor should be used to determine actual location of property lines. This document is for reference only, for complete regulations refer to SMC [Section 16.48](#)