

Purpose and Intent

The City of Visalia Municipal Ordinance contains regulations for the height and location of fencing. The allowed height of fencing depends on the building setbacks that apply to your property whether it be residential, industrial or commercial.

The height of a fence or wall shall be measured from the adjacent finished grade, excluding raised planters or berms, to the top of the fence, wall or hedge.

Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are specifically prohibited in any Residential zone (R-A, R-1, or R-M).

How Do I Get A Fence Permit?

1. Determine the zoning and whether the property is located within a Historic District.
2. Prepare a site plan of your property and illustrate the location, height, and material* of the proposed fence. A "Site Plan" pamphlet is available at the front counter of the Community Development Department.
3. Complete the Residential Building Permit (Blue) Application with three (3) copies of the site plan.. A permit fee is due at time of issuance.
4. Contact the Planning Staff with any other questions that you may have at 559-713-4359. Staff is available at the Customer Service Counter, M - F, 8:00 am - 5:00 pm.

*NOTE: Block walls and other similar walls/fences will require added details such as footing designs.

Fences in the Historic District

Fences in the Historic District or sites on the Local Register of Historic Structures are subject to HPAC Committee review for architectural consistency (See staff for an application and information). The Historic District and the Local Register of Historic Structures are shown in the City's Interactive Maps.

Residential Fence Requirements By Zone (Excerpts from Chapter 17.36 of the Zoning Ordinance)

R-1 (Single-Family Residential) Zone

- Fences, walls and hedges not exceeding seven feet in height shall be permitted, except in a front yard or street side yard.
- In a required front yard (15' for most single-family properties) or within five feet of a street side property line on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height.
- A fence or wall may be allowed to a height of four feet provided that the additional one foot height at least fifty (50) percent open.

R-M (Multi-Family Residential) Zone

- Fences, walls and hedges not exceeding seven feet in height shall be permitted, except in a front yard or street side yard.
- In a required front yard, or a required side yard on a corner or side on cul-de-sac lot, a fence, wall or hedge shall not exceed three feet in height.
- A fence or wall may be allowed to a height of four feet provided that the additional one foot height is at least fifty (50) percent open.

R-A (Rural Residential) Zone

- Fences, walls and hedges not exceeding seven feet in height shall be permitted, except in a front yard or street side yard.
- In a required front yard, or side yard on a corner lot, a fence, wall or hedge shall not exceed three feet in height.
- A fence or wall may be allowed to a height of four feet provided that the additional one foot height is not of a solid material.

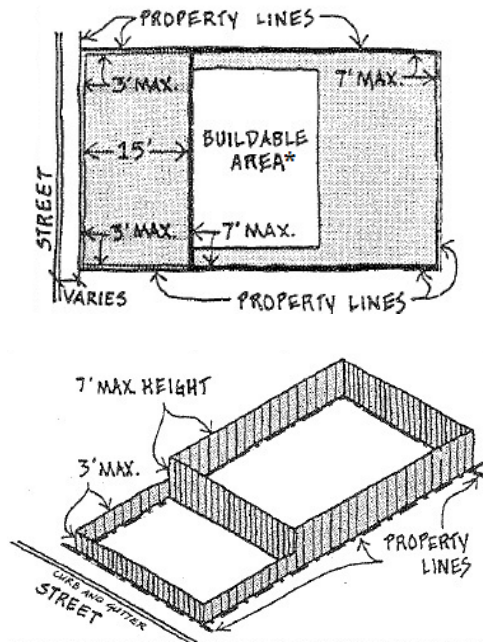
Where is my Front Property Line?

The front property line is usually not located at the curb or even at the back of the sidewalk. In many areas of Visalia the front property line runs parallel to the curb at a point 10 feet behind the face of the curb (11 feet for newer subdivisions).

1. The property owner is responsible for determining where the property lines are, and ensuring the fence is not on your neighbor's property or in the public right-of-way.
2. The City does not offer lot line locating services. If you have additional questions about where the property lines are located, you may wish to hire a private licensed land surveyor. A survey is not required for most fence permits.
3. Figures 1 through 3 on this pamphlet are examples and visual representations of fence locations on single-family sites.

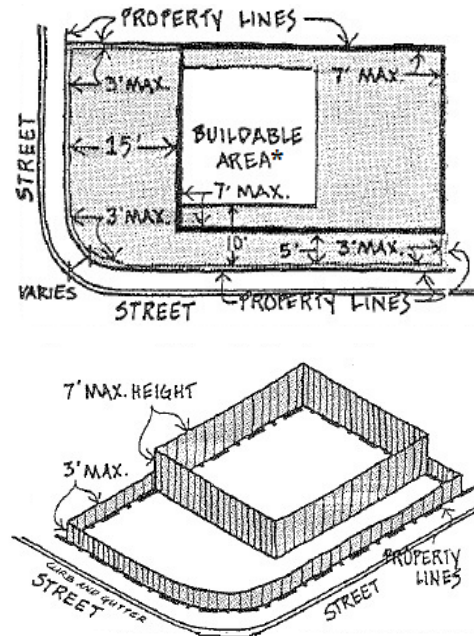
Property lines are shown on the City of Visalia's **Interactive Maps** at: www.ci.visalia.ca.us
Go To: Departments > Community Development > GIS > Interactive Map

INTERIOR LOTS (FIGURE 1)

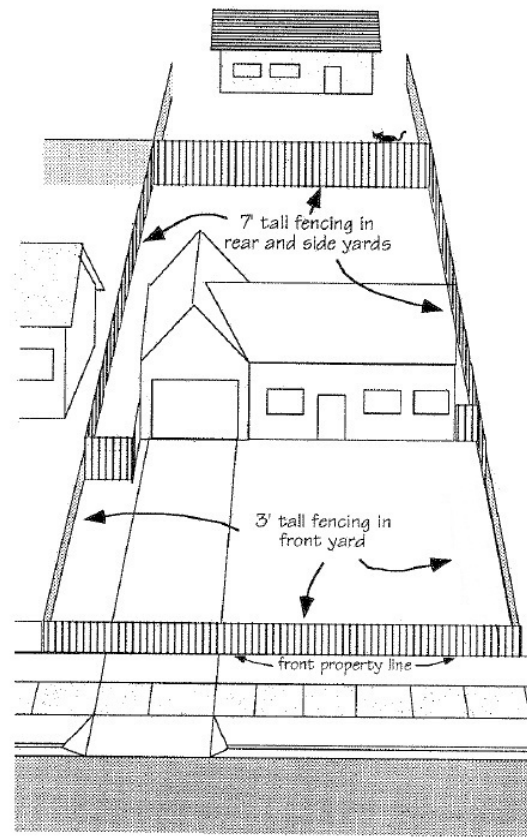


*Garages and Carports - Minimum 22' setback

CORNER LOTS (FIGURE 2)



FRONT PROPERTY LINE (FIGURE 3)



Typical fencing scheme for an interior lot

Disclaimer: This pamphlet was prepared in reference to Title 17.36 (Zoning Ordinance) of the City of Visalia Municipal Code which is regularly updated. The pamphlet is intended to provide general guidance and information; it is the user's responsibility to check that the information given in this pamphlet remains in accordance with any changes that may have been made to the Visalia City Ordinance Code. For more information, explanation, or assistance, please visit the Planning Division at the City of Visalia's website or call the Planner's Hotline at 559-713-4359.

Date of Publication: July 2013

RESIDENTIAL FENCE REGULATIONS

CHAPTER 17.36

ZONING ORDINANCE

VISALIA MUNICIPAL CODE



City of Visalia Planning Division

315 E. Acequia Ave, Visalia, CA

Phone: (559) 713-4359

Fax: (559) 713-4814

<http://www.ci.visalia.ca.us>