

For More Information

For further information regarding fence, landscape, and retaining wall construction or other land use regulations, please contact the City of Rohnert Park Community Development Department at (707) 588-2231.

www.rpcity.org

City of Rohnert Park

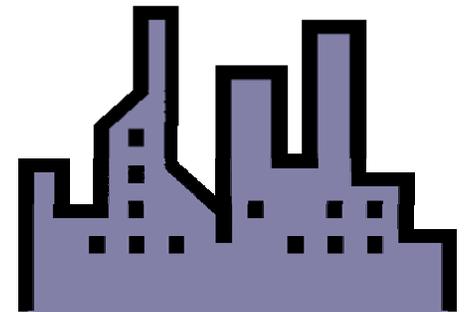
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City of Rohnert Park

FENCE, WALL, AND LANDSCAPE STANDARDS

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Fence Standards

In residential neighborhoods, the City of Rohnert Park utilizes the “good neighbor” fence policy. This policy recognizes that fences are located on private property and for the most part, the general placement, materials used and cost are determined by the property owner. While a building permit is not required for the construction of a fence, there are specific requirements and guidelines pertaining to the height and location. The following will address some frequently asked questions regarding fences in the City of Rohnert Park.

Frequently Asked Questions

Where and how high can a fence be built?

Fences, including walls and hedges, shall not exceed the maximum heights shown in the following table. Each is followed by a number in parentheses that correspond to the footnotes below the table.

Location	Maximum Height
Front Yard	3' (1)
Rear Yard	6' (2) (3) (5)
Side Yard	6' (2) (3) (5)
Corner Side Yard	6' (2) (4)

- (1) No fence, wall, hedge or screen planting shall exceed a maximum of height of three feet in the required front yard setback. **The required setback for front yards in a residential zoning district is 20'.**
- (2) In residential districts, where there is an agreement between adjacent property owners, the fence height of the common

fence may be increased to eight feet provided that the top two feet of such is constructed of open lattice or other non-opaque construction that is of the same material as the remainder of the fence.

- (3) When the side or rear yard of a residential lot abuts a commercial, industrial, or multi-family residential property, a six foot masonry wall is required and may extend up to eight feet in height. This does not apply to the repair of an existing residential fence that abuts a commercial, industrial or multi-family property.
- (4) Corner lot fencing. Exterior fences on corner lots may be placed within the required exterior side yard but shall be no less than three feet from the back of the sidewalk and shall be positioned out of the public right of way.
- (5) Golf course fencing. Rear and/or side yard fencing up to six feet in height may be installed on lots adjacent to the golf course, provided such fencing is a minimum of six inches behind the property line. Protective netting shall be allowed to a height of twenty feet and shall be of a visually non-obtrusive color and design.

Does the construction of a fence require a building permit?

The California building code exempts “fences not over 6 feet high” from permit requirements. There may be rare exceptions to this. An example of a non-exempt fence would be one constructed of concrete masonry units (CMU) in which case the Building Department would want to verify an adequate foundation design.

How is the fence height measured?

Fence height shall be measured from the grade level of the property line. In the event the ground elevation is not the same on both sides of a fence or wall, the height thereof may be measured from the higher ground elevation.

Are there fence materials the City does not allow?

Barbed wire, razor ribbon and other similar wire attachments shall be prohibited on top of any fence. Electrified fencing shall also be prohibited. Exceptions may be granted by the Planning Commission based on the security needs of a given property within a commercial or Industrial District, provided the applicant can provide documentation supporting the need for such fencing.

Who owns the fence?

Fence ownership is determined by the physical location of the structure, i.e., the fence belongs to the person who owns the property that the fence is located on. Be advised that this **IS NOT** a City issue.

What do I do if a neighbor builds a fence on my property?

You must first know where the location of your property line is. This can **only** be determined by a property line survey which must be conducted by a California Registered Land Surveyor. The City does not locate property lines nor does the City make recommendations for land surveyors.

If it has been determined through the survey process described above that a fence, or other structure, has been built on your property without your permission (and the neighbor refuses to remove the structure), your only recourse is through civil procedures that will involve the court system. Be advised that this **is not** a City issue, nor does the City recommend particular attorneys.

Further information regarding fences, landscaping and wall construction, please refer to Chapter 17.14 of the Rohnert Park Zoning Ordinance.