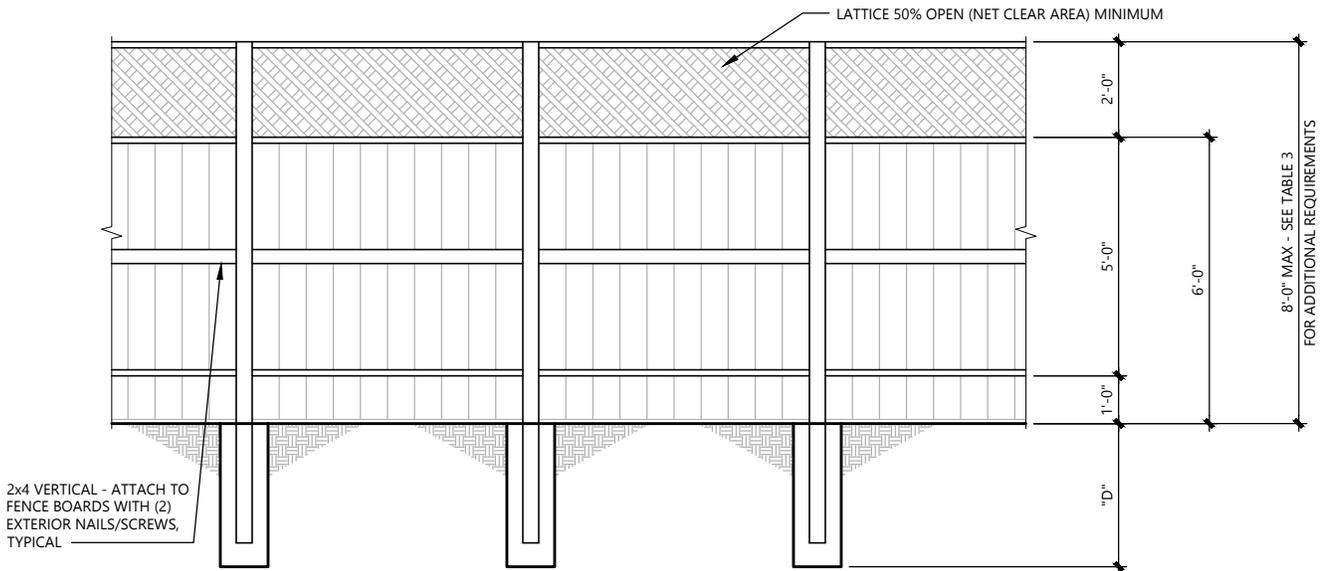


# RESIDENTIAL FENCES

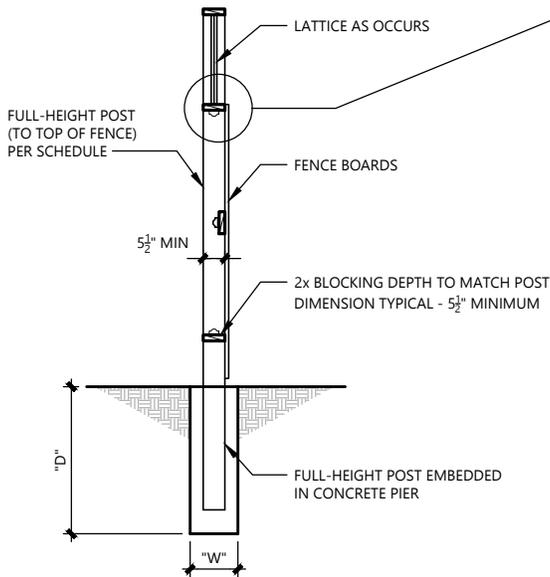
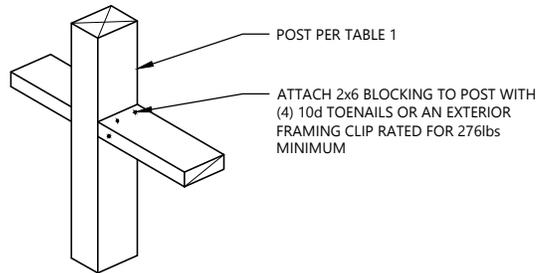


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THIS DRAWING DEPICTS MINIMUM CODE REQUIREMENTS PER THE 2022 CALIFORNIA CODE CYCLE - INFORMATION IS FOR REFERENCE ONLY AND IS NOT A SUBSTITUTE FOR ACCURATE DRAWINGS PREPARED FOR EACH PROPOSED CONSTRUCTION PROJECT



## ELEVATION



## SECTION

**TABLE 1 – 6' MAX SOLID FENCE, 24" LATTICE ON TOP OR 7' SOLID FENCE, 12" LATTICE ON TOP<sup>1,5</sup>**

EXPOSURE CATEGORY <sup>2</sup>	POST SPACING	POST SIZE <sup>3</sup>	SOILS CLASS <sup>4</sup>	PIER DIAMETER "W"	MINIMUM PIER DEPTH "D"
B	6'-0"	4x6	5	12"	3'-0"
B	6'-0"	4x6	5	18"	2'-8"
B	6'-0"	4x6	4	12"	2'-8"
B	8'-0"	4x6	5	12"	3'-5"
B	8'-0"	4x6	5	18"	2'-11"
B	8'-0"	4x6	4	12"	2'-11"
B	8'-0"	4x6	4	18"	2'-6"
C	6'-0"	4x6	5	12"	3'-6"
C	6'-0"	4x6	5	18"	3'-0"
C	6'-0"	4x6	4	12"	3'-0"
C	8'-0"	6x6	5	12"	4'-0"
C	8'-0"	6x6	5	18"	3'-5"
C	8'-0"	6x6	4	12"	3'-5"
C	8'-0"	6x6	4	18"	2'-11"

- TABLE ASSUMES RISK CATEGORY 1 WITH LATTICE 50% OPEN (NET CLEAR AREA) - SEE TABLE 2 FOR 8'-0" SOLID FENCE
- EXPOSURE CATEGORY PER DEFINITIONS SECTION
- REDWOOD, CONSTRUCTION GRADE OR BETTER (ALTERNATE: PRESSURE TREATED DOUGLAS FIR, #2 OR BETTER) - 5 1/2" DIMENSION TO BE PERPENDICULAR TO FACE OF FENCE
- SOIL CLASS BASED ON CBC TABLE 1806.2 - CLASS 5 SOILS ARE TO BE ASSUMED IF NO GEOTECHNICAL REPORT IS PROVIDED
- FENCES OVER 7' IN HEIGHT REQUIRE A BUILDING PERMIT - SEE TABLE 3 FOR ADDITIONAL REQUIREMENTS

# RESIDENTIAL FENCES



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**TABLE 2 – 8' MAX SOLID FENCE<sup>1,5</sup>**

EXPOSURE CATEGORY <sup>2</sup>	POST SPACING	POST SIZE <sup>3</sup>	SOILS CLASS <sup>4</sup>	PIER DIAMETER "W"	MINIMUM PIER DEPTH "D"
B	6'-0"	4x6	5	12"	3'-2"
B	6'-0"	4x6	5	18"	2'-10"
B	6'-0"	4x6	4	12"	2'-10"
B	8'-0"	4x6	5	12"	3'-6"
B	8'-0"	4x6	5	18"	3'-0"
B	8'-0"	4x6	4	12"	3'-0"
B	8'-0"	4x6	4	18"	2'-8"
C	6'-0"	4x6	5	12"	3'-8"
C	6'-0"	4x6	5	18"	3'-2"
C	6'-0"	4x6	4	12"	3'-2"
C	8'-0"	6x6	5	12"	4'-0"
C	8'-0"	6x6	5	18"	3'-6"
C	8'-0"	6x6	4	12"	3'-6"
C	8'-0"	6x6	4	18"	3'-0"

- TABLE ASSUMES RISK CATEGORY 1, AND SOLID WIND LOADING FOR THE FULL 8'-0" ABOVE GRADE - SEE DETAILS ON OPPOSITE SIDE FOR MORE INFORMATION
- EXPOSURE CATEGORY PER DEFINITIONS SECTION
- REDWOOD CONSTRUCTION GRADE OR BETTER (ALTERNATE: PRESSURE TREATED DOUGLAS FIR #2 OR BETTER) - 5 1/2" DIMENSION TO BE PERPENDICULAR TO FACE OF FENCE
- SOIL CLASS BASED ON CBC TABLE 1806.2 - CLASS 5 SOILS ARE TO BE ASSUMED IF NO GEOTECHNICAL REPORT IS PROVIDED
- FENCES OVER 7' IN HEIGHT REQUIRE A BUILDING PERMIT - SEE TABLE 3 FOR ADDITIONAL REQUIREMENTS

Table 3-2

Maximum Height of Fences, Walls, and Hedges

Location of Fence, Wall, or Hedge	Maximum Height
Within front or street side setback	Solid wall, hedge, or fencing: 42 in. Open fencing: 42 in. in all zoning districts, except: a. Up to 6 ft. is allowed in RR; and b. From 42 to 66 in. is allowed in RVL with a minor use permit. See also Section 17.30.040(E) (Height limit at street corners)
Within interior side or rear setback - Residential zone	6 ft. <sup>(2)</sup>
Within interior side or rear setback - Nonresidential zone	6 ft. <sup>(3)</sup>
Within a zone where no setback is required	
20 ft. or more to the rear of a front or street side property line	6 ft. <sup>(3)</sup>
Within 20 ft. of a front or street side property line	42 in. for solid wall, hedge, or fencing 6 ft. for open fencing
At intersections of alleys, streets, and driveways within sight visibility areas. See 17.30.040(E) (Height limit at street corners).	3 ft.
Outside of a required setback	8 ft. <sup>(3)</sup>

**Notes:**

- An additional two feet of height may be authorized through minor use permit approval.
- A fence or wall up to eight feet in height may be allowed with a minor use permit when the portions above six feet are of an open design (e.g., lattice, wrought iron or grille work). A building permit may also be required.

**ADDITIONAL REQUIREMENTS FOR FENCES**

A MINOR USE PERMIT CANNOT BE APPROVED UNLESS THE REVIEW AUTHORITY MAKES ALL OF THE FOLLOWING FINDINGS (IN ADDITION TO THOSE REQUIRED FOR MINOR CONDITIONAL USE PERMITS BY CMC SECTION 17.62.050):

- THE ISSUANCE OF THE PERMIT IS REASONABLY NECESSARY, BY REASON OF UNUSUAL OR SPECIAL CIRCUMSTANCES OR CONDITIONS RELATING TO THE PROPERTY, FOR THE PRESERVATION OF VALUABLE PROPERTY RIGHTS OR THE FULL USE AND ENJOYMENT OF THE PROPERTY
- THE FENCE WILL NOT CREATE A SAFETY HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC
- THE APPEARANCE OF THE FENCE IS COMPATIBLE WITH THE DESIGN AND APPEARANCE OF OTHER EXISTING BUILDINGS AND STRUCTURES WITHIN THE NEIGHBORHOOD
- THE FENCE IS A PLANNED ARCHITECTURAL FEATURE TO AVOID DOMINATING THE SITE OR OVERWHELMING THE ADJACENT PROPERTIES AND STRUCTURES
- THE ORIENTATION AND LOCATION OF THE FENCE IS IN PROPER RELATION TO THE PHYSICAL CHARACTERISTICS OF THE SITE AND THE SURROUNDING NEIGHBORHOOD
- THE FENCE WILL BE OF SOUND CONSTRUCTION
- THE FENCE WILL NOT INTERFERE WITH FIRE DEPARTMENT ACCESS TO BUILDINGS IN THE VICINITY
- BARBED WIRE WILL NOT BE USED EXCEPT IN AGRICULTURAL, OPEN SPACE, OR INDUSTRIAL AREAS

MAIN CODE REFERENCES:  
COTATI MUNICIPAL CODE (CMC) SECTION 17.30.030, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE

**DEFINITIONS:**

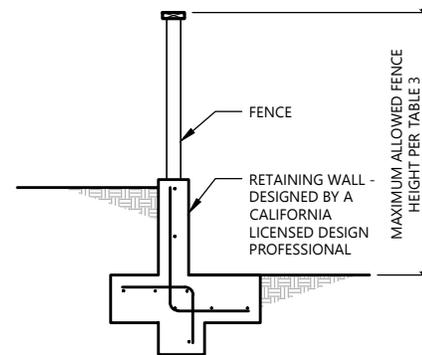
**EXPOSURE CATEGORY B:** STRUCTURES LOCATED WHERE THE GROUND SURFACE ROUGHNESS, AS DEFINED BY "SURFACE ROUGHNESS B," PREVAILS IN THE UPWIND DIRECTION FOR A DISTANCE GREATER THAN 1500 FEET

**EXPOSURE CATEGORY C:** STRUCTURES LOCATED WHERE NEITHER EXPOSURE CATEGORY B NOR EXPOSURE CATEGORY D APPLY

**EXPOSURE CATEGORY D:** STRUCTURES LOCATED WHERE GROUND SURFACE ROUGHNESS, AS DEFINED BY "SURFACE ROUGHNESS D," PREVAILS IN THE UPWIND DIRECTION FOR A DISTANCE GREATER THAN 5000 FEET

**FENCE:** A BARRIER, RAILING, OR OTHER UPRIGHT STRUCTURE ENCLOSING AN AREA OF GROUND TO MARK A BOUNDARY, CONTROL ACCESS, OR PREVENT ESCAPE - INCLUDES FENCES, HEDGES, WALLS, OR STRUCTURES IN THE NATURE OF A FENCE

**FENCE HEIGHT:** A FENCE SHALL BE MEASURED AS THE VERTICAL DISTANCE BETWEEN THE FINISHED GRADE AT THE BASE OF THE FENCE, AND THE TOP EDGE OF THE FENCE MATERIAL - THE HEIGHT OF FENCING ATOP A WALL SHALL BE MEASURED FROM THE BASE OF THE WALL - WHERE THE GROUND ELEVATION WITHIN SIX FEET OF THE BASE OF A FENCE DIFFERS FROM ONE SIDE OF THE FENCE TO THE OTHER (AS WHEN A FENCE IS PLACED AT THE TOP OF A SLOPE OR ON A RETAINING WALL), THE HEIGHT SHALL BE MEASURED FROM THE SIDE WITH THE LOWEST NATURAL GRADE, EXCEPT THAT A SAFETY FENCE WITH A HEIGHT OF 42 INCHES SHALL BE ALLOWED ON THE TOP OF A RETAINING WALL OF 30 INCHES OR MORE IN HEIGHT WITH MINOR USE PERMIT APPROVAL (SEE DETAIL BELOW)

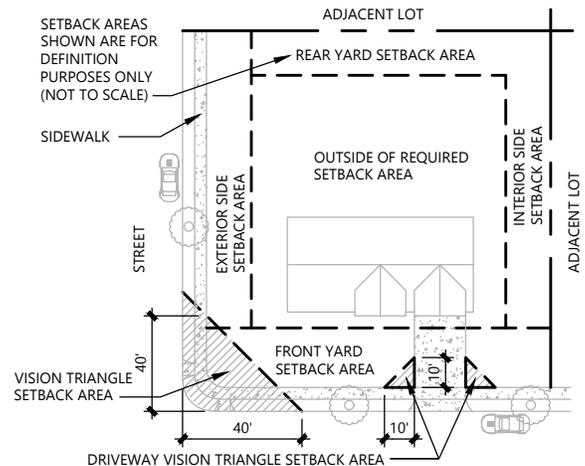


**NET CLEAR AREA:** PROJECTED AREA, PERPENDICULAR TO THE LATTICE, WHERE AIR CAN PASS ENTIRELY THROUGH THE FENCE WITHOUT CHANGING DIRECTION

**SURFACE ROUGHNESS B:** URBAN AND SUBURBAN AREAS, WOODED AREAS, OR OTHER TERRAIN WITH NUMEROUS CLOSELY SPACED OBSTRUCTIONS HAVING THE SIZE OF SINGLE-FAMILY DWELLINGS OR LARGER

**SURFACE ROUGHNESS C:** OPEN TERRAIN WITH SCATTERED OBSTRUCTIONS HAVING HEIGHTS GENERALLY LESS THAN 30 FEET; THIS CATEGORY INCLUDES FLAT OPEN COUNTRY AND GRASSLANDS

**SURFACE ROUGHNESS D:** FLAT, UNOBSTRUCTED AREAS AND WATER SURFACES; THIS CATEGORY INCLUDES SMOOTH MUD FLATS, SALT FLATS, AND UNBROKEN ICE



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