



CITY OF MANTECA COMMUNITY DEVELOPMENT DEPARTMENT

1001 West Center Street • Manteca, CA 95337 • FAX (209) 923-8955
Building Safety Division (209) 456-8550 • Community Development/Planning Division (209) 456-8500

Fences and Retaining Walls

NOTE: Check with your homeowners' association and architectural review committee for Conditions, Covenants & Restrictions (CC&R's). The City of Manteca has no regulatory authority to enforce or notify permit applicants of CC&R requirements, nor deny permits for non-compliance.

WHEN IS NO PERMIT REQUIRED?

A building permit **is not required** for the following types of fences (per California Building Code, Section 105.2):

- **Masonry and Concrete Fences not over 3 feet high**
- **All other fences not over 6 feet high.**
- **Retaining walls not over 4 feet in height, *measured from the bottom of the footing to the top of the wall*, unless supporting a surcharge or impounding Class I, II or III -A liquids. Retaining walls on property lines with a difference in elevation of 18 inches or greater must be constructed of reinforced concrete or reinforced concrete block (*Manteca Municipal Code, Section 15.04.130 and CBC 105.2*).**



WHEN IS A PERMIT REQUIRED?

A building permit **is required** for any of the following:

- **Concrete or masonry fences that measure more than 3 feet from grade to the top of the fence.** Structural calculations and drawings showing details of the wall and footing are required.
- **Retaining walls that:**
 - a) measure more than 4 feet from the bottom of the footing to the top of the retaining wall; and/or
 - b) support a surcharge or impound Class I, II or III-A liquids

Retaining walls must be approved by the Planning and Building Safety Divisions. Structural calculations and drawings showing details of the wall and footing are required, as well as a Site Plan showing location of wall and setbacks, and an elevation of the wall.

- **See Page 2 for general guidelines regarding height and location of fences.**

PLAN SUBMITTAL REQUIREMENTS

The following items must be included in a submittal for fences and walls requiring a building permit.

Refer to the drawings and information in this handout for help in preparing your submittal.

- 1. COMPLETED BUILDING PERMIT APPLICATION**
- 2. SITE PLAN, to scale (3 copies)**
- 3. STRUCTURAL DETAILS (for CMU Masonry Fence), 2 sets**
- 4. STRUCTURAL CALCULATIONS (Wet-signed by an engineer for Retaining Wall), 2 sets**
- 5. ELEVATION DRAWING (2 copies)**
- 6. Each submittal, five (5) pages or more and all supporting documents, must be accompanied by an electronic copy of plans in PDF form.**

PLANNING DIVISION GUIDELINES

The following are general guidelines regarding the height and placement of fences. Prior to building any structure or making an addition or modification to any existing structure, it is strongly suggested that you verify any easements, setbacks, or other regulatory conditions that may affect your property. Fence and Wall Development Standards may be viewed on the City’s website: www.ci.manteca.ca.us and in the Municipal code, Title 17, Zoning, Chapter 17.46.

**TABLE 17.46.040-1
MAXIMUM HEIGHT OF FENCES AND WALLS IN REQUIRED YARD AREA**

Location of Fence or Wall	Maximum Height ¹
Within required front setback ²	3½ feet ³
Within required street side setback • 5 feet from back of sidewalk ² >5 feet from back of sidewalk ⁴	3½ feet 6 feet
Within required interior side and rear setback	6 feet
At the intersections of streets, alleys, and driveways ⁵	30 inches
Outside of required setback	16 feet

Notes:

1. As part of a discretionary entitlement, the designated Approving Authority may grant additional height or location requirements to enclose or screen specific areas or uses or for fences and walls designed for noise attenuation.
2. Setback area for street side yard is measured from back of sidewalk to the fence. If no sidewalk exists, then street side yard is measured from the property line to the fence.
3. Height of front yard fence may be increased to 4 feet if the fence remains substantially (minimum 80%) open and transparent (e.g., picket fences, open wood slats, open wrought iron).
4. For reversed corner lots, fences greater than 3½ feet in height shall be set back a minimum of 10 feet from the back of sidewalk.
5. See definition of clear visibility triangle in Chapter 17.100 (Glossary of Terms).

FIGURE 17.100.060-3 LOT TYPES

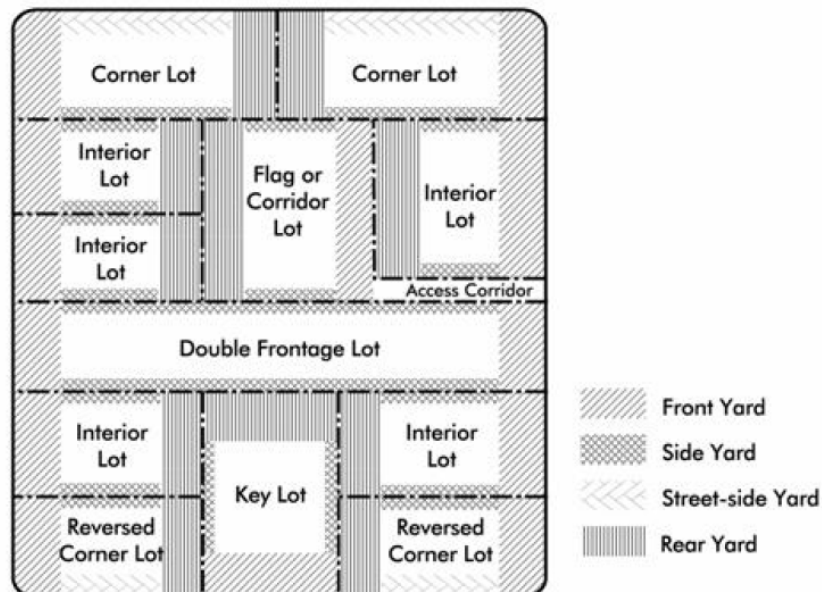
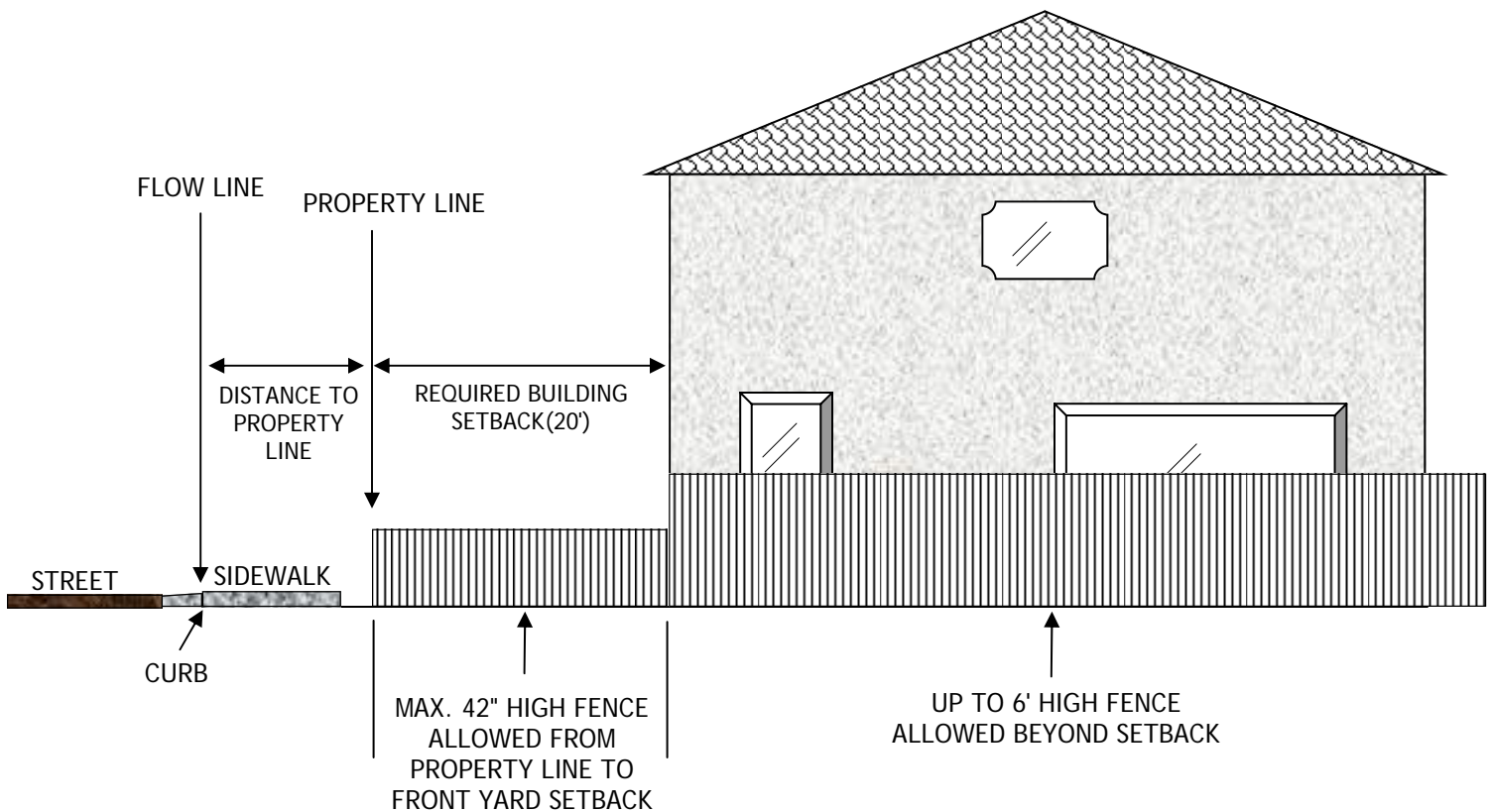


ILLUSTRATION OF SETBACKS & ALLOWABLE FENCE HEIGHTS

Refer to the drawing below for allowable fence heights. Generally speaking, a fence of no more than 3 feet 6 inches (42") may be located from the property line to the building setback line. Beginning at the building setback line and extending to the rear property line, a maximum height of 6 feet is allowed.

- 1) Locate your property line. The inside edge of the sidewalk is not always your property line. Property lines vary in residential areas and are generally located *behind* the edge of the sidewalk. In most subdivisions, the property line on a 50-foot right-of-way is 2 feet and for a 60-foot right-of-way the property line is 3-feet behind the edge of the sidewalk. To confirm your property lines, call the Community Development Department at (209) 456-8500 for the distance from the flow line of the gutter to your property line.
- 2) Contact the Community Development Department for the location of any easements on your property.
- 3) Fences on rear and interior side property lines should be discussed and agreed upon with your neighbor(s) prior to starting construction in order to avoid any disputes about the location of the common property line.
- 4) Identify the location of all underground pipes and wires before you dig. Call 1-800-227-2600.



SIDE ELEVATION