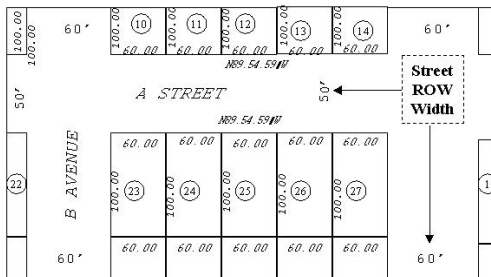


How to DETERMINE A PROPERTY LINE:

In order to determine the approximate location of a property line:

1. **First**, you must determine the width of the Right-of-Way (ROW) of the street on which the property fronts. The same method may be used to determine side property lines for corner properties. An Assessor's Parcel Map is included in either a Title Report, Loan Closing Documents, or through the San Joaquin County Assessor's Office (24 South Hunter Street, Third Floor, 209-468-2630). This document will indicate your property size and the width of adjoining properties and streets.
2. **Second**, determine the center point of the street by



measuring the width of the street with a long measuring tape from edge of asphalt to the other edge of asphalt. The ROW width, as determined by the Assessor's Map, should be halved. In other words, if it is a 50-foot ROW then you will measure 25 feet from the center point. If the ROW is 60 feet wide, then you measure 30 feet from the center point. This is the location of the property line.

3. To determine the side property line of an interior lot, you must review the Assessor's Map for the nearest intersection and using the method described above, determine the side property line of the corner lot. Then measure each parcel according to the Assessor's Map

Note: To determine the exact location of a property line, a licensed land surveyor or engineer may be required.

RESIDENTIAL FENCE REGULATIONS



Community Development Department
Planning Division
345 N. El Dorado Street
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(209) 937-8266
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THREE Easy Steps to RESIDENTIAL Fencing

FENCE/WALL: A structure made of wood, metal, masonry, or other material erected to enclose, screen, or separate areas. Wire or chain-link fencing, tarp fencing, electrified fencing, and razor-wire are not permitted in residential zones, except when used along interior and rear property lines and so as not to be visible from a right-of-way. A “Uniformly Open” fence is open to the extent that 1/3 of the fence allows vision through the fence, such as wrought iron, lattice, or picket fencing.

HEIGHT: The difference in elevation between the top of the fence and the finished ground surface.

SETBACK: The distance that any structure must be “setback” from the property line providing an open area of yard that is required to be free of structures.

INTERIOR LOT: A lot that has adjoining lots on each side.

CORNER LOT: A lot that has frontage on a public street and one or more sides on a public street.

PROPERTY LINE: The border of a lot, though not necessarily where the sidewalk or existing fence are located (see “Determining a Property Line”).

RESIDENTIAL ZONE: Each lot is assigned a zone. Most residential lots are zoned RL, RM, or RH. If unsure of zone or for additional information on the Stockton Municipal Code go to:

WWW.STOCKTONGOV.COM

Find the **Advantage Stockton** icon, and type in the address to determine the property’s zone. Go to **Municipal Code**, Chapter 16-Section 325, for code references on fencing, hedges, and walls.

STEP ONE:

Know your zone and setback.

The Low Density Residential Zoning District, (RL) has a front setback (or open area requirement) of the first twenty feet behind the front property line.

The Medium Density Residential Zoning District (RM) and High Density Residential Zoning District (RH), have a front setback of 15 feet behind the front property line.

STEP TWO:

Determine your property line (see Determining Property Line).

STEP THREE:

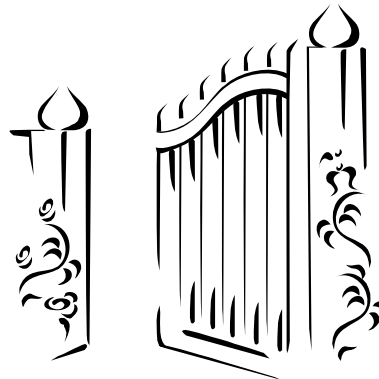
Determine your allowable fence height and material.

ALLOWABLE FENCE HEIGHTS:

SIDE AND REAR FENCE: The Stockton Municipal Code, (Section 16-325) allows a maximum side and rear yard fence height of 6 feet. An additional one-foot lattice or open-grillwork top on a six foot fence is allowed. Fencing may be placed on the rear and interior side property lines. If the property rears on a levee, park, or a non-residential land use, the fence height may be extended to 8 feet.

FRONT FENCE: Fencing in the front yard is also governed by SMC Section 16-325. A 3-foot solid or 4-foot tall “uniformly open” fence may be placed in the front setback area. A 6-foot tall fence must be placed at least 20 feet behind the front property line in the RL Zoning District and 15 feet behind the front property line in the RM and RH Districts.

CORNER LOT SIDE FENCING: A residential corner lot (a lot that has a street in front and on one side) has a 10-foot side yard setback. Within the first 5 feet of the side yard setback, no fence or wall can be higher than 3 feet if solid or 4 feet if “uniformly open.” A 6-foot side fence must be placed 5 feet from the side property line.



Fencing is not required by The Stockton Municipal Code; it is a landowner’s choice in residential zones. Disputes over placement, material, or repair of fencing must be resolved by the adjoining neighbors or by a civil court. A licensed land surveyor or engineer may be required to determine the exact location of property lines.

A building permit is not required for fences less than 6 feet in height.