



FENCE REGULATIONS FOR RESIDENTIAL PROPERTY



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N. EL DORADO STREET • STOCKTON, CA 95202
www.stocktonca.gov/planning • (209) 937-8266 • planning@stocktonca.gov

Area Definitions and Dimensions

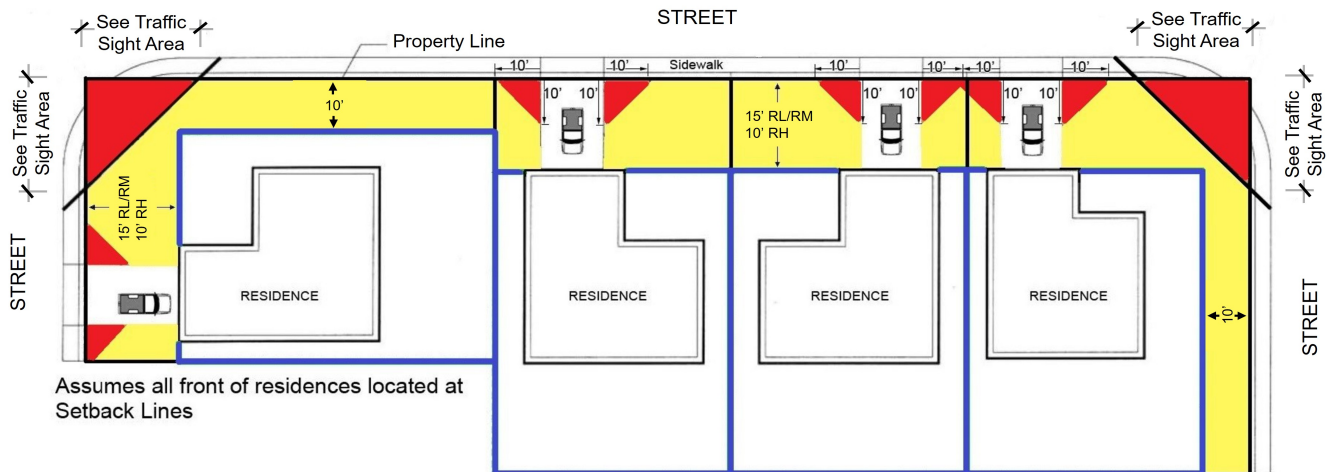
Front Yard Area: The area between the front property line and the setback line. In RL (Residential, Low Density) and RM (Residential, Medium Density) zones the setback line is located 15 feet from the property line. In RH (Residential, High Density) zones the setback line is 10 feet from the property line.

Street Yard Area: On corner lots, the street that the house is not addressed from. The setback line is 10 feet from the street side property line in all zones.

Traffic Sight Area: An area around street intersections and driveways that allows a clear view for motorists, the dimensions for these areas are listed in the table below.

Location	Dimension
Street intersection without stop sign or traffic signal	30 ft
Street intersection with stop sign or traffic signal	20 ft
Residential driveway	10 ft

Maximum Fence Height Per Area



Location	Legend	Maximum Height
Front/Street Yard Area		3 feet (solid fence) or 4 feet (constructed of open material, that allows at least 33% view penetration through the fence). 5 feet ¹ (constructed of wrought-iron or tubular-steel)
Traffic Sight Area		2 feet, 6 inches (2.5 feet)
Other Areas		8 feet (A building permit is required for any fence over 7 feet)

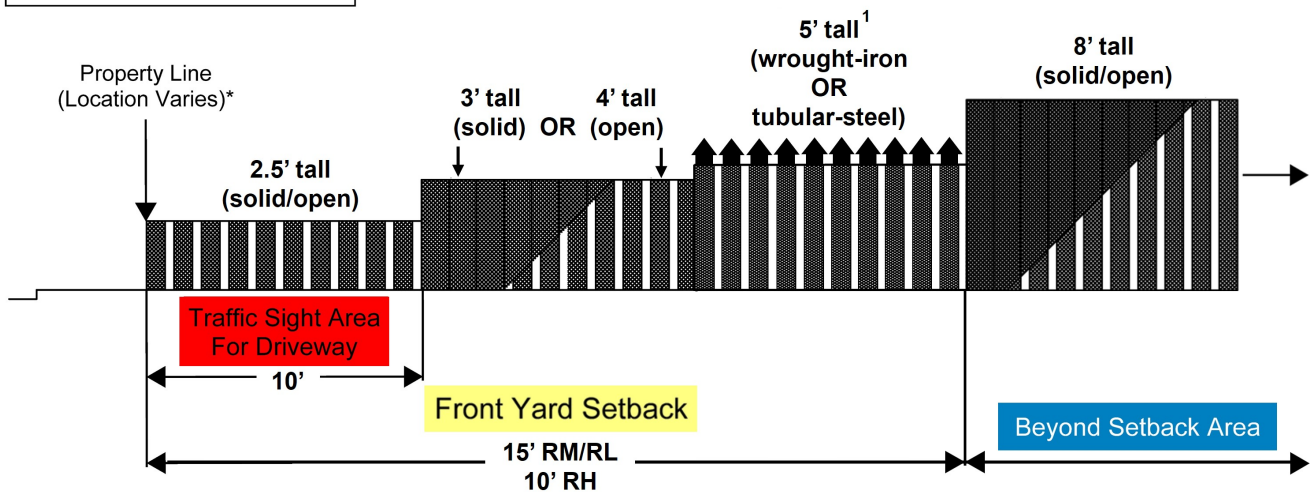
¹ Wrought-iron and tubular-steel fences can have a maximum height of 6 feet in the Magnolia Historic (MHD) Overlay District.

Materials

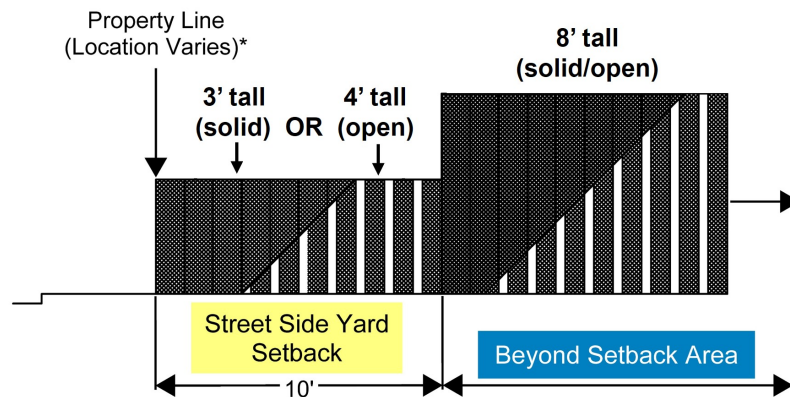
- Wire or chain link fencing, tarp fencing, electrified fencing and razor-wire are restricted in residential zones, in compliance with Stockton Municipal Code (SMC) [Section 16.48.070](#)

See reverse for notes and exceptions

Front Yard Fence - Side View



Street Side Yard Fence - Side View



*Notes and Exceptions

- Property line location varies per site and should be verified.
- A building permit is not required for fences 7 feet or less in height; fences over 7 feet require a building permit. Masonry walls may require a building permit regardless of height.
- One entry gateway, trellis, or other entry structure is permitted in the required front or street-facing side yard of each lot, provided that the structure does not exceed ten feet in height, eight feet in width, and three feet in depth. Such decorative features shall not have any solid obstruction that exceeds one foot in diameter between the height of three feet and eight feet. Any structure taller than 7 feet requires a building permit.
- All gates shall open onto the property and not onto the Right-of-Way.
- The standards shown on the reverse side of this document are allowed within residential zoning districts, except in compliance with Stockton Municipal Code (SMC) [Section 16.48.050](#) (Maximum Height) and [16.48.060](#) (Walls and Fences Along Rights-of-Way).

Fencing is not required by code, it is a landowner's choice in residential zones, with the exception of select multifamily fencing. Disputes over placement, material, or repair of fencing must be resolved by the adjoining neighbors or by a civil court. A licensed land surveyor should be used to determine actual location of property lines. This document is for reference only, for complete regulations refer to SMC [Section 16.48](#)