



CITY OF ATASCADERO

COMMUNITY DEVELOPMENT DEPARTMENT

FENCING AND SCREENING REGULATIONS

Standards for fencing and screening are established in the Atascadero Municipal Code section 9-4.128 in order to protect certain uses from intrusion, to protect the public from uses that may be hazardous, and to increase compatibility between different land uses by visual screening. Fencing is the enclosure of an area by a visual barrier, which may include solid fencing or other materials.

RESIDENTIAL PROPERTIES

Location

Fencing may be erected anywhere on your property up to the property line. Specific conditions and restrictions apply to the fencing material and height depending on where the fence is built.

Height

The regulations described below apply to the following uses: RSF-Y (less than one acre property), RSF-X, LSF-Y, LSF-X, RMF-10, RMF-20

Typical residential setbacks:

25 feet from the front property line, 5 feet from the side property lines, and 10 feet from the rear property line.

Exceptions:

Certain residential developments and corner lots have specific setback guidelines. If you believe this to be the case with your property, you should consult Planning Staff.

<i>Fencing Location / Type</i>	<i>Allowable Maximum Height</i>
Within front & corner setbacks	4 feet
Within side & rear setbacks	6 feet
Not in setback	6 feet

The regulations described below apply to the following uses:

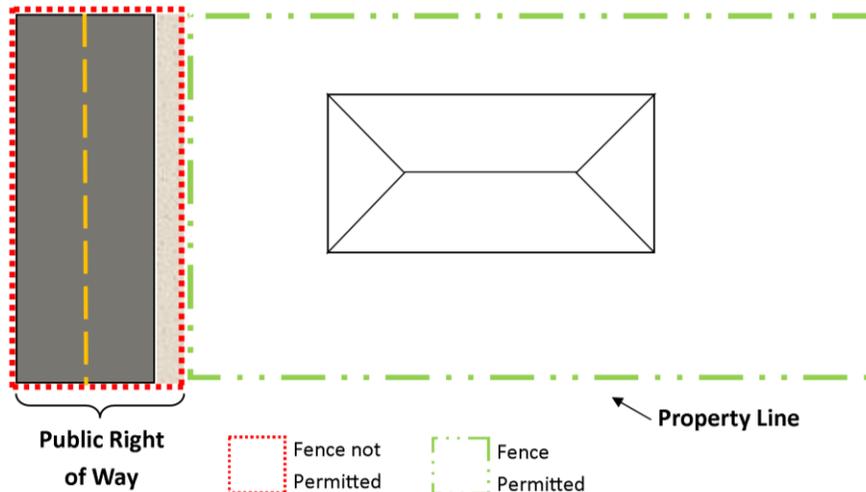
RSF-Y (one acre net or larger), RS, RR, RSF-Z

<i>Fencing Location / Type</i>	<i>Allowable Maximum Height</i>
Within front & corner setbacks	3 feet + 2 feet with 80% visibility
Within side & rear setbacks	6 feet



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Agricultural fencing (“Deer Fencing”) within all setbacks	7 feet – All 80% visibility
Not in setback	6 feet



REQUIRED FENCING AND SCREENING

- **Mechanical Equipment** (*i.e.* air conditioning units) – must be screened from view either by architectural design, landscaping, solid wall, or fencing.
- **Outdoor Storage** (does not apply to residential uses) – must be screened on all sides by wall or fencing.
- **Public Utility Substations** – must be screened on all sides in a manner that will provide an effective visual barrier as well as the necessary safety clearances required by order of the California Public Utilities Commission.
- **Non-Residential Lot Lines** – side and rear property lines of all non-residential uses must be screened. If adjacent to residential uses, a solid wall or fencing shall be located on the side and rear property lines.
- **Swimming Pools** – must be fenced to discourage unsupervised access and use by small children.



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➤➤ EXCEPTIONS

Buildings Abutting Property Lines – Required screening or fencing may be omitted along any lot line where a building wall exists immediately abutting the lot line.

Location Adjustment – Where property fencing or screening is required, the location may be adjusted by approval of an administrative use permit (refer to Section 9-1.112 of this title), so the fencing may be constructed at or within the setback line, provided the areas between the fence and the property lines are landscaped, or in rural areas, retained in their natural vegetative state.

Planning Commission Modification – Any of the requirements may be waived or modified through conditional use permit approval, provided the Planning Commission first finds that specifically identified characteristics of the site or site vicinity would make required fencing or screening unnecessary or ineffective.

The Design Review Committee – The DRC may grant an exemption to the front setback fencing requirement to a maximum of six (6) feet in height if proposed fence would be consistent with the neighborhood character and does not impair site distance for vehicular traffic, as reviewed by the City Engineer.

Permit to Exceed Height Limit – A minor conditional use permit approval is required where fencing is proposed to be greater than six (6) feet in height within or outside any required setback, with the exception of fencing described in subsection (c)(1)(i)(b).

➤➤ FENCING AND SCREENING Q&A

Q: I am concerned that my neighbor's fence is built on my side of the property line. Can the City intervene?

A: No. Such issues regarding property lines are a civil matter and should be settled between neighbors.

Q: Do I need a building permit?

A: Not necessarily. Building permits may be required for fencing and screening when proposed on top of a retaining wall or if your design requires an exception or minor conditional use permit.