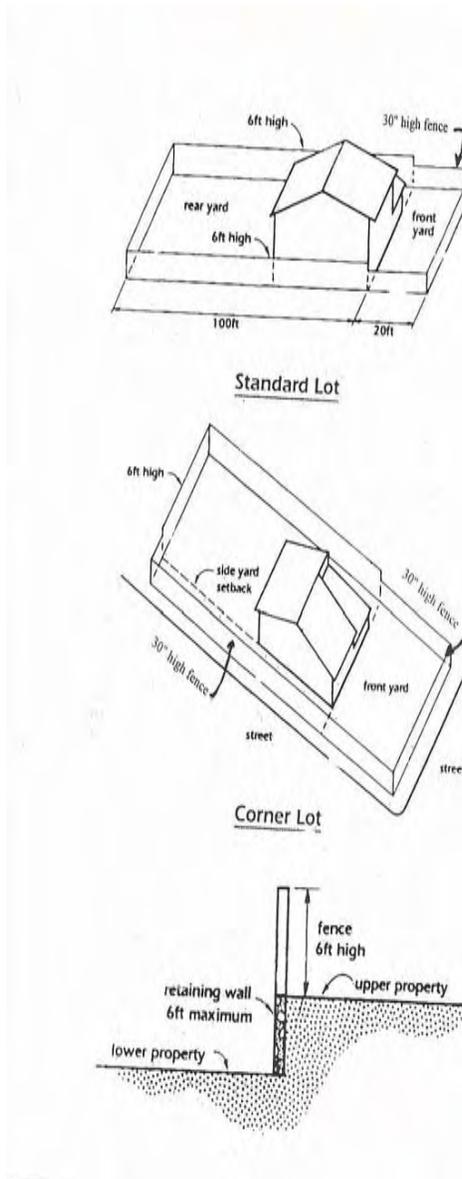
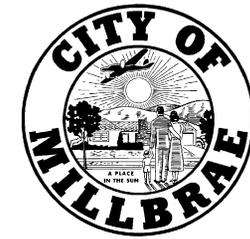
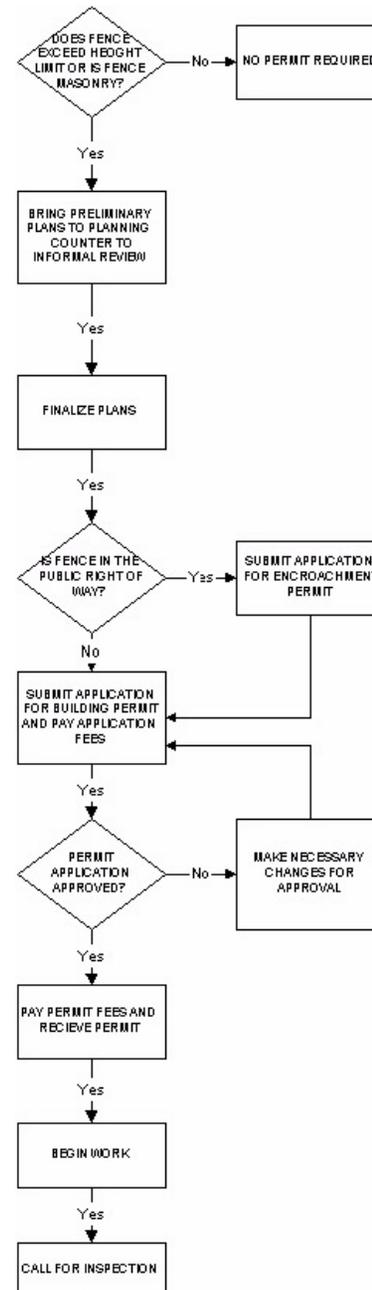


Fence Height Schematics



Fence Height with Change in Elevation at Property Line.

Permit Process to Build A Fence



How to Apply for a Permit to Build a Fence and Rules for Fences, Dense Planting and Walls

City of Millbrae

Community Development
Department
Building and Planning Divisions

621 Magnolia Ave.
Millbrae, Ca. 94030

Building Division
650-259-2330

Planning Division
650-259-2341
Fax 650-697-2657

Website - www.ci.millbrae.ca.us

How to Apply for a Permit to Build a Fence

What kinds of permits do I need to Build Fence ?

Fences of any type exceeding 6 feet in height or masonry fences of any height will require a building permit. If the fence is less than 6 feet in height and is non-masonry, you are not required to have a building permit, BUT you are still required to follow the city's planning regulations concerning fence height and locations.

If the fence is in the public right of way, you will be required to obtain an encroachment permit from the city's Public Works, Engineering Division.

How do I apply for a permit ?

Submit an application to the Building Division. The application must identify the property owner, list the name of any architect or engineer who will work on the project, and describe the proposed work in detail. Along with the application submit the following.

1. A plot plan showing any driveway, walkway, parking area, wells, retaining walls, utilities, easements, trees, and others structures, as well as the location of the proposed fence.

2. Construction details showing all structural elements of how the fence will be built.

Is there any limit on the height of fences ?

Yes, In the front yard area of most properties, you may have a fence, wall, or hedge as high as 30".

In the side and back yard area that are not on corner lots, you may have a fence , wall, or hedge as high as 6 feet, as long as it does not extend into the front yard.

If you are on a corner lot please come into the Building or Planning office to have the rules explained to you because they are more than this brochure can handle.

All fences shall follow all the planning regulations as to location on property and height.

At what point should I call for an inspection of my project ?

If you have obtained a building permit then during the project, you should request an inspection of the foundation or post holes. After you have completed the project, you should request a final inspection.

What fees must I pay ?

Depending on the department there are various fees involved.

Planning fee if you need a fence exception.

Building Fee for all permits issued usually 3% of the Value

Public Works / Engineering fee apply if you build up to the sidewalk.

Special Neighbor Considerations

Even though fences are a somewhat minor form of development, they are often the subject of great contention between neighbors. The Building & Planning Divisions recommend that you consult with your neighbor before you add new fences or modify existing fences.

7/5/07

Excerpt for MMC 10.05.1070
Table 1
Maximum Height of Fencing and Dense Vegetation

Yards	Height (Feet)(b)
Within required front yards (a)	2'-6" (c)
Within required side and rear yards abutting a street or alley (a)	2'-6" (c)
Within exterior yard on the rear 30 feet of a corner lot which abuts a reverse frontage lot (e)	2'-6" (c)
Within a corner setback area (d)	2'-6"
Within required side and rear yard not abutting a street or alley	6'-0" (c)
Fences outside of required yards	
Facing any street or alley	6'-0" (c)
All Others	8'-0" (c)
<p>(a) Additional setback required: Any solid fence or wall over 12" in height shall provide and maintain a minimum of 2'-0" of live landscaping abutting a street or alley.</p> <p>(b) See Subsection (C) of this section for measurement of height.</p> <p>(c) Additional height permitted: Support posts, columns or gates, not exceeding an additional six inches (6") in height and / or supported decorative ornaments or light fixtures, not exceeding an additional twelve inches (12") in height, shall be permitted (maximum of eighteen inches (18") if both are used) provided posts and/or columns are spaced at least six feet (6'-0") apart on center.</p> <p>(d) See MMC 4.20.010 and 4.20.020</p> <p>(e) See MMC 10.05.1110(D) for additional setbacks requirements.</p>	

Additional Notes:

MMC 10.05.1050 Swimming Pools

Pools require a minimum six foot (6'-0") high fence minimum around the entire pool, the house can be used to provide one side of the fence enclosure. See pool handout for additional requirements relating to protection of the pool area.

MMC10.05.1100 (C) Measurement of Height.

Height shall be measured above the actual adjoining level of finished grade. For fences and dense planting which face a street or alley, the measurement shall be taken from the side which faces the public or private right of way. For all others, the highest adjoining level of finished grade shall be used. No portion of a fence, wall or planting (including retaining walls) may exceed the maximum permitted height, unless a fence exception or administrative approval pursuant to subsection (F) (Exceptions) and (G) (Review Required) of this section is first obtained.

MMC 10.05.1100 (D) Prohibited Fences and Materials.

The following fences and materials are prohibited:

1. Chain link fences and gates on residential properties within the required front, side and / or rear yards abutting a street or alley.
2. Electrically charged fence of residential properties
3. Barbed wire or similar fencing with sharp, protruding objects which could cut or puncture a person on residential properties.
This restriction does not include decorative wrought iron.
4. Any fence over, or within three feet of, any utility easement or public utility easement (unless an encroachment permit is first obtained).