



CITY OF MONTE SERENO

18041 SARATOGA-LOS GATOS ROAD, MONTE SERENO, CA 95030
(408) 354-7635 • WWW.CITYOFMONTESERENO.ORG

FENCE REQUIREMENTS

PLANNING DEPARTMENT REQUIREMENTS

The following is a listing of the general requirements based on the Monte Sereno Municipal Code. This brochure is intended to provide general information, contact the Planning Department for any questions or additional information.

Definition

The term "fence" shall include any open or solid barrier using, but not limited to, brick, stone, concrete, steel, iron, wood and/or plastic for its construction. Fence heights shall be determined by the measurement from the lowest point on the highest grade side of the fence to the tallest point, including posts, lattices, and any other features.

Height of Fences

Fences are allowed by right as follows, without a Planning Department permit:

Location	Fence Height
Front Yard	3 feet
Side Corner (on a corner lot)	R-1-8 Zoning District: 3 feet high when located within 10 feet of the property line R-1-20 and R-1-44 Zoning Districts: 3 feet high when located within 15 feet of the property line
Side Interior or Rear Yard	6 feet of solid fence with 1 foot of lattice on top (maximum total height of 7 feet)

Front Yard and Side Corner Yard Fences – Site Development Permit

A Site Development Permit application can be submitted to request increased fence height in the front yard or the side corner yard as follows:

Location	Site Development Permit Application for Site and Architectural Commission Review
Front Yard	6 feet
Side Corner (on a corner lot)	R-1-8 Zoning District: 6 feet high when located within 10 feet of the property line R-1-20 and R-1-44 Zoning Districts: 6 feet high when located within 15 feet of the property line

A Site Development Permit is a discretionary permit that is presented to the Site and Architectural Commission or the City Council at a public hearing for a decision on the application.

Interior Side, Side Corner, and Rear Yard Fences – Fence Design Permit

A Fence Design Permit application can be submitted for a fence height of up to 8 feet for fences located on an interior side property line, side corner property line (of a corner lot), or the rear property line if the property for the proposed fence satisfies one of the following requirements:

- A. A shared property line with a property within the jurisdiction of the County of Santa Clara where a fence height of 8 feet is permitted under the applicable regulations of the County of Santa Clara.
- B. A shared property line with a school, church, or community center.
- C. Adjacent to, or across the street from, a commercial property.
- D. Adjacent to the following streets: Los Gatos-Saratoga Road, Daves Avenue, or Winchester Boulevard.
- E. Construction of any accessory building, accessory dwelling unit, or main building within 13 feet of either side of the proposed fence.
- F. Existence of an average slope of 10% or more adjacent to the proposed fence location, measured over 10 feet from the proposed fence location.

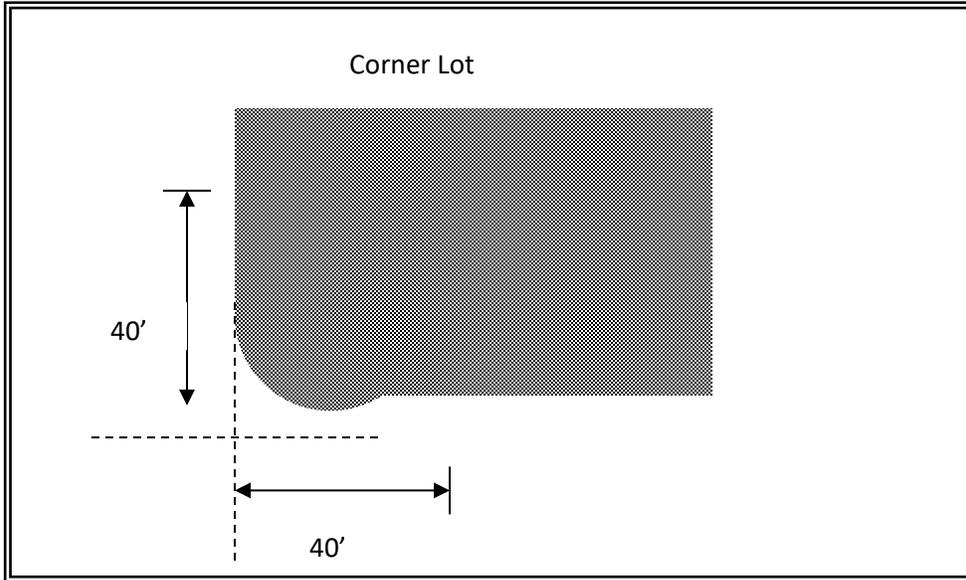
A Fence Design Permit is presented to the Site and Architectural Commission at a public hearing for a decision on the application.

Driveway Gates

Driveway gates are required to meet the height regulations for fences described above. Additionally, driveway (entrance) gates shall be no less than 20 feet from the edge of any public improvement (i.e., pavement or sidewalk).

Site Distance Requirement

No obstruction over 3 feet in height shall be permitted within a triangle delineated by sides 40 feet long on the right of way lines of intersecting streets. Visibility and safety of vehicular and pedestrian traffic shall be a primary consideration.



BUILDING DEPARTMENT REQUIREMENTS

When a building permit is required for a fence, the permit shall be obtained prior to the start of construction. The following is a listing of the general requirements for permit applications based on the 2022 California Building Code, 2022 California Residential Code, and the Monte Sereno Municipal Code. This brochure is intended to provide general information, contact the Building Department for any questions or additional information.

Building Permit Required

A building permit is required for fences that meet any of the following conditions:

- Any fence over 7 feet in height (as measured from the lower adjoining grade),
- Any retaining fence over 4 feet high (as measured from the bottom of the footing to the top of the fence), or
- Any retaining fence, regardless of height, that has a surcharge or supports another fence/structure on top.

PERMIT PROCESS

Planning Permit Review

1. If a Planning Permit (Site Development Permit or Fence Design Permit) is required, the application can be submitted and fee paid online at: <https://epermits.montesereno.org/>

Planning Permit Application Requirements
Submittal requirements for Planning Permit applications are available online at: <https://www.montesereno.org/2339/ApplicationForms>

Building Permit Review

1. Submit the building permit application and pay the deposit fee online at:
<https://epermits.montesereno.org/>

Inspections

2. Fence installations require two inspections; a post hole/footing inspection and a final inspection once all of the work is complete.

Note that fasteners used in preservative treated wood shall be of hot dipped zinc coated galvanized steel, stainless steel, silicon bronze or copper. (CBC 2304.10.6.1)

Building Permit Application Requirements

- A completed Building Permit Application
- Site plan showing the location of the property lines, existing building(s), and location of the proposed fence
- Construction details for the fence; structural calculations and details may be required
- Soils Report may be required for retaining walls.