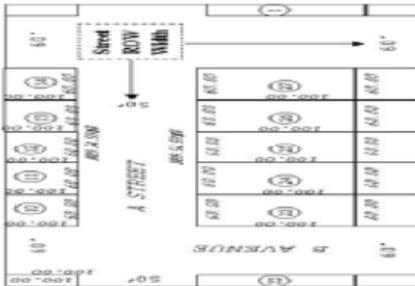


HOW TO DETERMINE A PROPERTY LINE

- Only a licensed land surveyor can accurately determine where property lines are located. The following steps provide an approximate location of your property line. This procedure does not exempt the property owner from civil or other actions if precise measurements become necessary.

1. First, you must determine 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, 209 468-2630. This document will indicate your property size and the width of adjoining properties and streets.



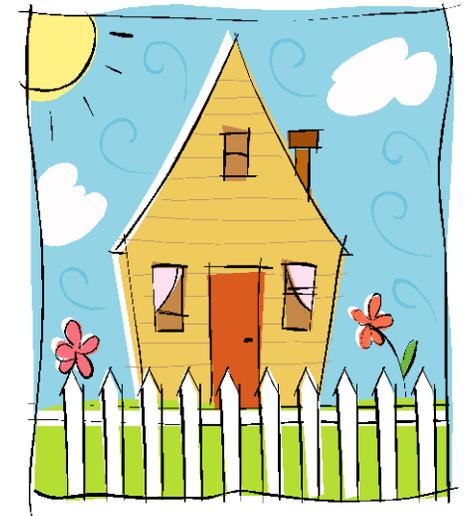
2. Second, determine the center point of the street by measuring the width of the street with a long measuring tape from edge of asphalt to the other edge of asphalt. The ROW width, as determined by the assessor's map, should be halved. In other words, if it is a 50-foot ROW then you will measure 25-feet from the center point. If the ROW is 60 foot, then you measure 30 feet from the center point. This is the approximate 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 until you reach the property you wish to determine.

CITY OF ESCALON

RESIDENTIAL FENCE REGULATIONS AND GENERAL GUIDELINES



QUESTIONS

CALL US

209-691-7422



Development Services
Planning Division
2060 McHenry Avenue
Escalon CA 95320
209 691-7422
209 691-7439 Fax
www.cityofescalon.org

THREE EASY STEPS TO RESIDENTIAL FENCING

FENCE/WALL: A structure made of wood, wrought iron, tubular steel, concrete, brick, stone or similar material to screen or separate areas. All walls and fences shall be constructed of appropriate and durable materials, such as wood, wrought iron, tubular steel, concrete, brick, stone, or similar material. Materials of poor quality or unattractive appearance, such as unfinished plywood, fiberglass, corrugated metals, and bare metal wire (whether barbed, razor, or smooth), shall be prohibited. The use of chain-link fencing material shall be prohibited within the required front yard area.

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 a side on a public street.

PROPERTY LINE: The border of lot, 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 RE, R1, R2 or R3.

STEP ONE: Know your setback.

In residential zones, walls, fences and hedges within a required front yard, side yard adjacent to a street or alley, or that portion of a required rear yard within 15 feet of a street or alley where adjacent to the side yard shall not exceed a maximum height of three feet. Within required yard areas walls, fences and hedges

shall not exceed a maximum height of eight feet (requires a permit). On those portions of corner lot within a traffic view area in any zone where fencing is permitted walls, fences, hedges or other physical obstructions shall not exceed a maximum of 30 inches above the curb. A traffic view area is the area within a triangular area formed by lines extending 25 feet along the front and side property lines from the intersecting point of the front property line and street side property line and a diagonal line connecting the two lines.

MINIMUM SETBACKS

RE, Residential Estate: Front: 25 feet. **Side:** 10 feet on one side and 20 feet on the other side. A corner lot shall have a side yard abutting a street of not less than 20 feet. **Rear:** 20 feet.

R1, Low Density Residential: Front: 15 feet behind the front property line, when a front porch is provided; 20 feet when no porch is provided. **Side:** five feet. A corner lot shall have a side yard abutting a street of not less than 15 feet. **Rear:** 20 feet, on corner lots the rear yard shall not be less than 10 feet.

R2 Medium Density Residential, Front: 15 feet behind the front property line, when a front porch is provided; 20 feet when no porch is provided. **Side:** five feet. A corner lot shall have a side yard abutting a street of not less than 15 feet. **Rear:** 20 feet, on corner lots the rear yard shall not be less than 10 feet.

R3 High Density Residential, Front: 15 feet behind the front property line, when a front porch is provided; 20 feet when no porch is provided. **Side:** five feet. **Rear:** 20 feet, on corner lots the rear yard shall not be less than 10 feet.

STEP TWO: determine the location of the property line (see Determining Property Line).

STEP THREE: determine your allowable fence height and material.

ALLOWABLE FENCE HEIGHTS

SIDE AND REAR FENCE: The Escalon Municipal Code (EMC), Section 17.41.030 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. (requires a permit)

FRONT FENCE: Fencing in the front yard is also governed by EMC, Section 17.41.030 allows a maximum 3-foot fence in the front setback area. A 6-foot fence must be placed at least 20-feet from the front property line.

CORNER LOT SIDE FENCING: Fencing in the corner lot street side yard is also governed by EMC, Section 17.41.030 A residential corner lot (a lot that has a street in front and on one side) has a 15-foot side-yard setback. No fence or structure can be placed in the side-yard setback that exceeds the 3-foot maximum.

Fencing is not required by 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 property lines. A building permit is not required for fences 6-feet or less in height.