

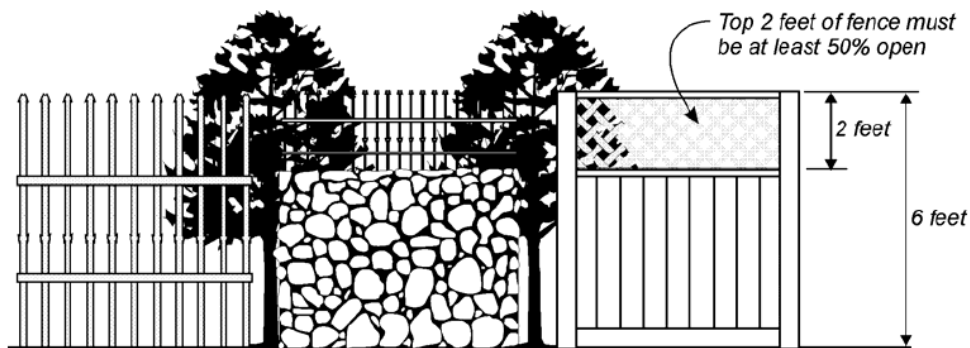
MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

BRIAN C. CRAWFORD, DIRECTOR

FENCE AND RETAINING WALL FACT SHEET

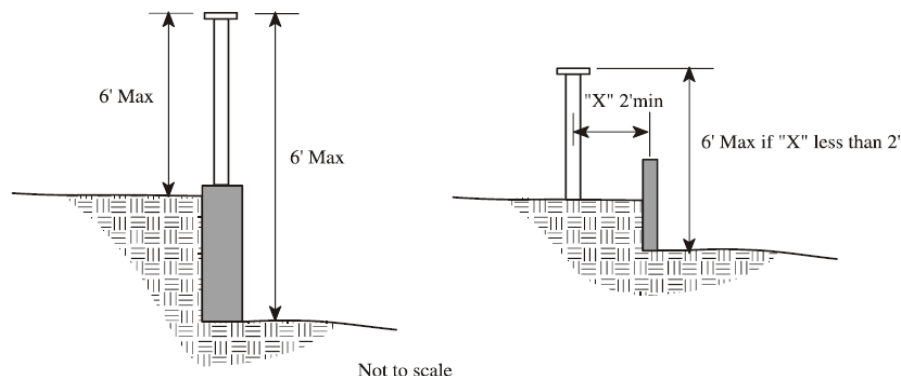
In the A, A2, OA, RA, RR, RE, R1, R2, C-RA, C-R1, and C-R2 zoning districts, a fence or wall having a maximum height of four feet or less above grade may be located within a required setback for a front yard or side yard that abuts a street. A fence or wall having a maximum height exceeding four feet but no more than six feet above grade may be located within a required yard setback for a front yard or side yard that abuts a street if the entire section or portion of the fence or wall above four feet in height above grade has a surface area that is at least 50% open and unobstructed by structural elements (see Figure 3-1 for example). A solid fence or wall having a maximum height of six feet above grade may be located within a required interior yard setback, a rear yard setback, a rear yard setback of a through lot, or on the property line defining such yards. A trellis above a gate or opening along the line of a fence, not exceeding a maximum height of eight feet above grade and a width of six feet, is permitted within a required setback for a front, side or rear yard that abuts a street. Fences, walls, trellises, or other similar detached structures exceeding the height limits specified above shall be subject to the same setback requirements applicable to the primary structure, unless approved through Design Review (Section 22.20.050 of the Marin County Code).

FIGURE 1 – EXAMPLES OF FENCES WITH THE AREA ABOVE FOUR FEET AT LEAST 50% OPEN



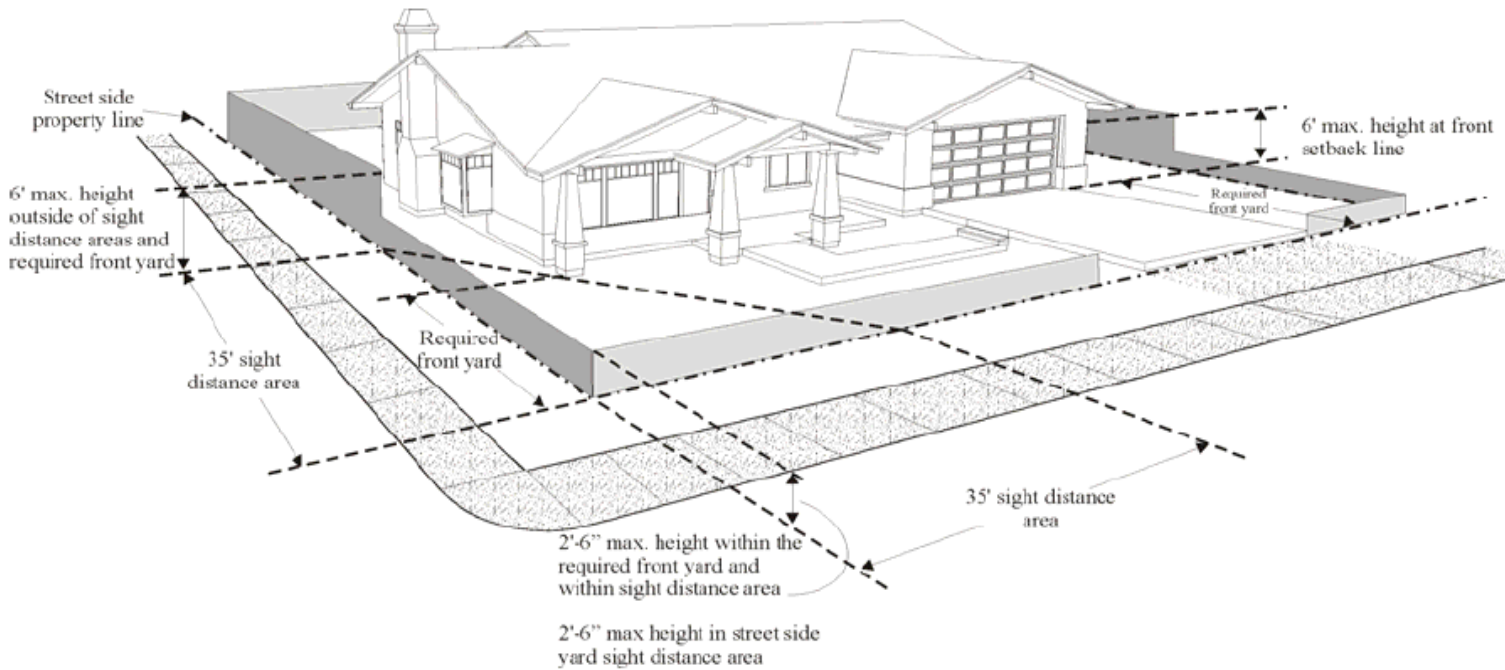
Where there is a difference in the ground level between two adjoining parcels, the height of the fence or wall shall not exceed six feet as measured from grade on either side of the structure. However, where two approximately parallel fences and/or walls maintain a separation of at least two feet, the height of both structures shall be computed separately, subject to the six foot height limitation (see Figure 2 below).

FIGURE 2 – FENCE HEIGHT LIMITS



Corner Lots. Fences within the front and/or street side setbacks of a corner lot shall not exceed a height of two feet, six inches above the street level of an adjacent intersection, within the area between the property lines and a diagonal line joining points on the property lines which are 35 feet from their intersection (see Figure 3 below).

FIGURE 3 – HEIGHT LIMITATIONS FOR FENCES ON CORNER LOTS



Retaining Walls. The following standards apply to all retaining walls:

- Retaining walls greater than four feet in height are subject to the same setback requirements as the primary structure if the exposed face of the wall faces outward from the center of the property.
- Retaining walls greater than four, but less than six, feet in height above grade may be located within a required setback only if the exposed face of the retaining wall faces into the center of the property
- Retaining walls greater than four, but less than eight, feet in height above grade shall be subject to the same setback requirements as the primary structure.

All other retaining walls are subject to Design Review approval (Section 22.20.090 of the Marin County Code).

