



CITY OF MONTE SERENO

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FENCE REGULATIONS

Following is a listing of the general requirements based on the Monte Sereno Municipal Code (MSMC). This brochure is intended to provide general information, contact the Planning Division for any questions or additional information.

Definition (MSMC 10.01)

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 (MSMC 10.06.130)

Fences are allowed as follows:

Location	Fence Height Allowed by Right
Front Yard	3 feet maximum
Side Corner (on a corner lot)	3 feet maximum when within 10 feet of the property line in R1-8 zoning district or within 15 feet of property line in R1-20 and R1-44
Side Interior or Rear Yard	6 feet of solid fence with 1 foot of lattice on top

Note: Any fence not more than 6 feet in height in existence on August 19, 1977, in any front yard is exempted, provided, however that said fence is not located within the public right-of-way and shall not block the sight distance at a street intersection.

Site Development Permit – Front Yard and Side Corner Yard Fences (MSMC 10.06.130)

A Site Development Permit 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 maximum
Side Corner (on a corner lot)	6 feet maximum within 10 feet of property line in R1-8 or within 15 feet of property line in R1-20 and R1-44

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

Fence Design Permit – Interior Side and Rear Yard Fences (MSMC 10.06.130)

A Fence Design Permit application can be submitted for increased fence height (8 feet maximum) for fences located on an interior side property line or 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 eight (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 thirteen (13) feet of either side of the proposed fence.
- F. Existence of an average slope of ten percent (10%) or more adjacent to the proposed fence location, measured over the ten (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 all of 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 (MSMC 13.02.080)

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.

