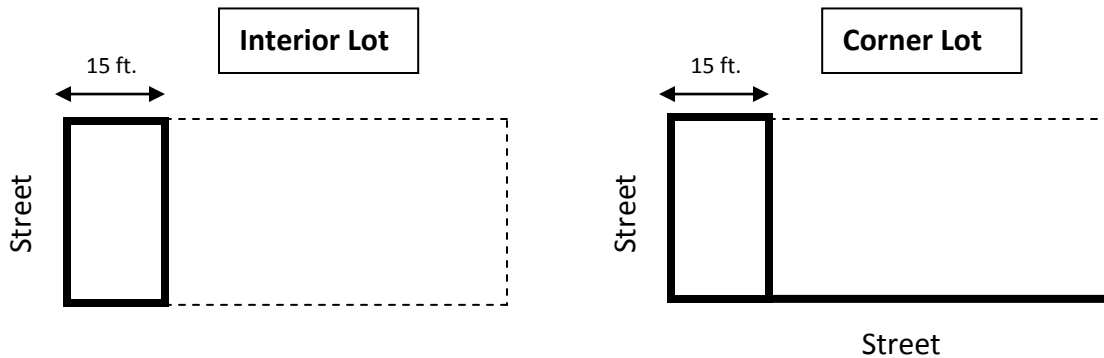




City of Carmel-by-the-Sea Community Planning and Building Department Information Handout - Fences & Walls

Do I need a permit for a fence or wall?

A Design Study Permit is required for new fencing located within the 15-foot front-yard setback and fencing along corner lot street frontages. A permit is not required for rear- or side-yard fencing along shared property lines provided it is a maximum of 6 feet high and made of wood. For fencing along shared property lines, the City encourages residents to contact neighboring property owners.



Area shown in bold requires Design Study Approval. Area shown by dashed line does not require Design Study, however, you are required to obtain an over the counter Notice of Exempt Work from the City prior to initiating construction. You must call 811 prior to any digging or installation of fence posts.

Appropriate Design & Materials

Fences: Grapestake or wood picket fence with filtered views is encouraged in the front yard. A solid wood fence is appropriate for side and rear yards.



Fencing appropriate for front or side yards facing a street



Fencing appropriate for rear or interior side yards

Walls: Garden walls should have a matte, masonry finish and should be kept low in height. A plain textured plaster wall may be appropriate if kept low in scale and when consistent with the building architecture. Unfinished gray concrete and concrete blocks are inappropriate.

Location / Height Limits

All fences and walls must be located on your private property and are not allowed within the City’s public right of way.

The height depends on where the fence or wall is located on your property.

Maximum Fence and Wall Heights				
Design Element	Front Setback	Side Setback	Side Setback Facing a Street	Rear Setback
Fence	4 feet*	6 feet	4 feet*	6 feet
Garden Wall	3 feet*	6 feet	3 feet*	6 feet
Retaining Wall	3 feet	6 feet	3 feet	6 feet
Pillars and Gates	6 feet	n/a	6 feet	n/a
Arbor/Trellis	7 feet	7 feet	7 feet	7 feet

* These limits shall not be altered through Design Review by the Planning Commission.

Measuring Fence/Wall Heights

Retaining walls and fences on top of retaining walls are measured from the ground level on the lower side of the retaining wall, as shown below:

