CITY OF ANGELS PO Box 667, 200 Monte Verda St. Suite B, Angels Camp, CA 95222 P: (209) 736-1346

RETAINING WALLS

Effective August 20, 2024, the City of Angels will regulate the height of retaining walls located in building setbacks, per Ordinance #541 and as follows:

Retaining walls constructed within building setbacks shall not have exposed surfaces that exceed four (4) feet in height, except:

(1) A series of retaining walls, none of which individually exceed four (4) feet in height, may be used, provided each successive wall is set back or stepped at least one (1) foot for each one (1) foot of height for that wall; and
(2) Within the vision clearance zone, on upsloping lots, a single retaining wall shall be permitted that does not exceed thirty (30) inches in height. Successive or stepped retaining walls shall not be permitted in the vision clearance zone on upsloping lots; and
(3) Within side and rear building setbacks that are not adjacent to a street or right of-way, a retaining wall that faces in toward the subject property may be allowed that is up to eight (8) feet in height.
(4) A retaining wall may be allowed that is up to eight (8) feet in height, provided the wall is being used to retain the existing grade or slope of the site. Cut and fill shall be limited to that which is necessary for construction and upon completion, the location of the top and bottom of the wall shall be substantially similar to the top and toe of the pre-construction slope.

The retaining wall height limitations apply to the following zone districts and sections:

Section 17.18.040 R-1 Single Family Residential
Section 17.19.040 R-1: GHC Single Family Residential
Section 17.21.040 R-2 Two Family Residential
Section 17.24.040 R-3 Multiple Family Residential
Section 17.39.060 REC Recreation Zone Districts

SUBMISSION REQUIREMENTS

In order to determine whether proposed construction complies with the height limitations, the building permit application must include a site plan that shows the location and height of all retaining walls. The site plan should include topographic information. Provide section drawings through the proposed retaining walls as necessary.

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VARIANCES

If you are unable to meet the requirements for retaining walls due to special characteristics of the site, including size, shape, topography, location or surroundings, or because of other practical difficulties, you may seek approval of a variance. Variances are reviewed by the Planning Commission at a public hearing, pursuant to Section 17.75.030 of the City of Angels Municipal Code.

For more information, refer to the Variance Application Instructions.

For more information on planning and development, including the City of Angels Zoning Ordinance, go to www.angelscamp.gov, or call (209)736-1346.