



TYPICAL RESIDENTIAL FRONTAGE

ANTIOCH MUNICIPAL CODE SECTION 6-5.25
SECTIONS 7-2.0 THROUGH 7-2.7

IN MOST AREAS, THE CITY PROPERTY (RIGHT-OF-WAY) EXTENDS 10' BEHIND THE FACE OF CURB. IF THERE IS A 4.5' WIDE SIDEWALK ADJACENT TO THE 6" CURB, THEN THE RIGHT-OF-WAY EXTENDS 5' BEYOND THE SIDEWALK. ALL FENCES OR WALLS SHALL BE ON OR BEHIND THE RIGHT-OF-WAY LINE. SOME FENCES OR WALLS MAY BE WITHIN THE FIVE FOOT AREA BEHIND SIDEWALK IF AN ENCROACHMENT AGREEMENT IS APPROVED BY THE CITY ENGINEER. REMOVAL AND/OR REPAIR OF ALL PRIVATE IMPROVEMENTS ALLOWED WITHIN THE 10' RIGHT-OF-WAY IS AT THE EXPENSE OF THE PERMITTEE OR PROPERTY OWNER. PER STATE LAW, ANY DIGGING WITHIN THE RIGHT-OF-WAY REQUIRES NOTIFICATION OF UNDERGROUND SERVICE ALERT (U.S.A.) BY CALLING 811 OR ON-LINE AT <https://www.usanorth811.org> A MINIMUM OF 2-14 WORKING DAYS IN ADVANCE OF WORK. ALL UTILITY BOXES, FIRE HYDRANTS, STREET LIGHTS AND CLEANOUTS MUST BE DIRECTLY ACCESSIBLE FROM THE SIDEWALK.

VAULT CLEARANCES SHALL BE A MINIMUM OF 24 INCHES ON ALL SIDES; MORE STRINGENT CLEARANCES MAY BE REQUIRED BY THE UTILITY COMPANY. FIRE HYDRANT AND STREET LIGHT CLEARANCES SHALL BE A MINIMUM OF 36 INCHES ON ALL SIDES. ALL SHRUBS SHALL BE TRIMMED ACCORDINGLY. NO TREES ARE PERMITTED WITHIN FIVE FEET BEHIND ANY SIDEWALK. OVERHANGING TREES OR SHRUBS MUST BE TRIMMED TO CLEAR 8 FEET IN HEIGHT ABOVE SIDEWALK AND UTILITIES. WALLS, FENCES AND SHRUBS ARE LIMITED TO 3 FEET IN HEIGHT IN FRONT AND SIDE YARDS (AMC SECTION 9-5.503.1 AND AMC SECTION 9-5.503.2(A)).



CITY OF ANTIOCH
PUBLIC WORKS DEPARTMENT

ANTIOCH
CALIFORNIA
OPPORTUNITY LIVES HERE

UTILITY CLEARANCE POLICY

JOHN D. SAMUELSON, CITY ENGINEER

DATE: 3/2/2017

REV.: 8/2/2022

DRAWING NO.

ST-19
(SHEET 1 OF 2)

ANTIOCH MUNICIPAL CODE

SECTION 6-5.25

OBSTRUCTION OF HYDRANTS, WATER METERS OR OTHER WATER SERVICE EQUIPMENT

NO PERSON SHALL PLACE, PLANT OR CONSTRUCT ANY OBJECT, SHRUBBERY, FENCE OR WALL WHICH ENCROACHES ON THE CLEAR SETBACK ZONE OF ANY HYDRANT, WATER METER OR OTHER WATER SERVICE EQUIPMENT CONNECTED TO THE WATER PIPES OF THE WATER DEPARTMENT.

- A. HYDRANTS REQUIRE A MINIMUM UN-OBSTRUCTED THREE FOOT (3') CLEAR SETBACK ZONE, AT LEAST EIGHT FEET (8') HIGH, COMPLETELY AROUND EACH HYDRANT.
- B. WATER METERS REQUIRE A MINIMUM UN-OBSTRUCTED TWENTY-FOUR INCH (24") CLEAR SETBACK ZONE, AT LEAST EIGHT FEET (8') HIGH, COMPLETELY AROUND EACH WATER METER BOX.
 - 1. THE TWENTY-FOUR INCH (24") CLEAR SETBACK ZONE REQUIRED FOR WATER METERS SHALL BE MEASURED FROM THE OUTSIDE EDGE OF THE WATER METER BOX.
 - 2. NO OBSTRUCTION OF ANY KIND SHALL BE PERMITTED BETWEEN THE WATER METER BOX AND THE PUBLIC SIDEWALK.
- C. WATER GATES AND OTHER WATER SERVICE EQUIPMENT REQUIRE A MINIMUM UN-OBSTRUCTED TWENTY-FOUR INCH (24") CLEAR SETBACK ZONE, AT LEAST EIGHT FEET (8') HIGH, COMPLETELY AROUND EACH PIECE OF EQUIPMENT.

GENERAL INFORMATION

IN MOST AREAS OF THE CITY, THERE IS A TEN FOOT (10') RIGHT-OF-WAY BEHIND THE FACE OF THE CURB. WHERE THE SIDEWALK IS DIRECTLY BEHIND THE CURB, THIS MEANS THAT THERE IS A FIVE FOOT (5') RIGHT-OF-WAY BEHIND THE PUBLIC SIDEWALK. THIS IS A REQUIRED CITY RIGHT-OF-WAY FOR THE INSTALLATION AND RELOCATION OF PUBLIC UTILITIES. GENERALLY, IF YOUR WATER METER IS LOCATED BEHIND THE PUBLIC SIDEWALK, THEN THE FIVE FOOT (5') RIGHT-OF-WAY BEHIND THE SIDEWALK APPLIES TO YOUR PROPERTY. PRIOR TO THE CONSTRUCTION OF A STRUCTURE (INCLUDING FENCING OR WALLS) WITHIN THE RIGHT-OF-WAY, THE PROPERTY OWNER MUST OBTAIN A "CITY ENCROACHMENT AGREEMENT." FENCING, WALLS OR OTHER STRUCTURES REQUIRE A BUILDING PERMIT AS WELL.

APPLICATIONS FOR A CITY ENCROACHMENT AGREEMENT ARE OBTAINED FROM THE ENGINEERING SERVICES DIVISION, DEPARTMENT OF PUBLIC WORKS, (925) 779-7080. BUILDING PERMITS ARE ISSUED BY BUILDING SERVICES DIVISION, DEPARTMENT OF COMMUNITY DEVELOPMENT, (925) 779-7065. BOTH ARE LOCATED AT ANTIOCH CITY HALL, THIRD AND 'H' STREETS, ON THE SECOND FLOOR.

IF YOU HAVE ANY QUESTIONS CONCERNING THE "CLEAR SETBACK ZONE" OF WATER METERS OR HYDRANTS, YOU MAY CONTACT THE WATER SUPERINTENDENT AT (925) 779-6952.



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