

# Residential Fence Requirements

Please allow at least 3 business days for permit to be issued.

## When are fence permits required?

Fence permits are required when a new fence is being constructed or when more than 50% of the length of the existing fence on the property is being replaced or repaired. A new or replacement fence must comply with the allowed materials for fences. Simple repairs such as a replacement of individual pickets, replacement of posts, or painting/staining a fence does not require permits. The fence permit application must be submitted to the Building Department.

## If I have an existing fence, can I build a new one in the same location?

All new fence construction must comply with Chapter 16, Article V, Section 16-101-110. If your existing fence meets these requirements then you may reconstruct your new fence in the same location. If your existing fence does not meet the requirements of Sections 16-101-110 you must construct the new fence to comply with the Section, specifically on corner lots.

## What is a Site Plan? Do I need to submit a Site Plan?

A Site Plan is a drawing of the property showing the location of the house, parking area, and any other buildings or structures. Measurements of all buildings and structures on the property must be drawn on the Site Plan. Site plan review approval is required for any substantial alterations or expansions of a fence, wall, or visual barrier.

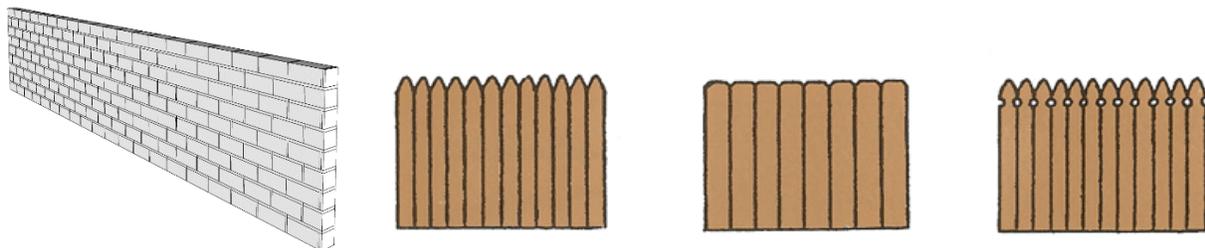
## What types of materials can I use?

You can use decorative iron, masonry, wood, and vinyl, or any combination thereof. Chain-link/woven wire is not allowed in the front yard. Pipe is not allowed on any residential property.

## How tall can I build my fence?

In residential zone districts, fences in the front yards can be no taller than 3 feet for solid fences, or 4 feet for "50% open" fences. A fence with pickets on both sides is considered a solid fence and can be no higher than 3 feet. On corner lots, the sight triangle must be taken into consideration, (Municipal Code Section 16-102) there is restrictions on fence placement.

*See the examples below for solid fences, no higher than 3 feet:*



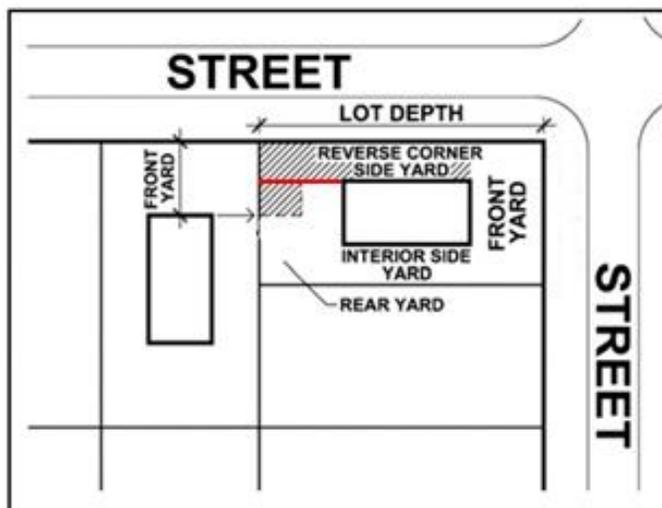
See the examples below for 50% open fences, no higher than 4 feet:



In the back yard, fences can be no higher than 6 feet tall.

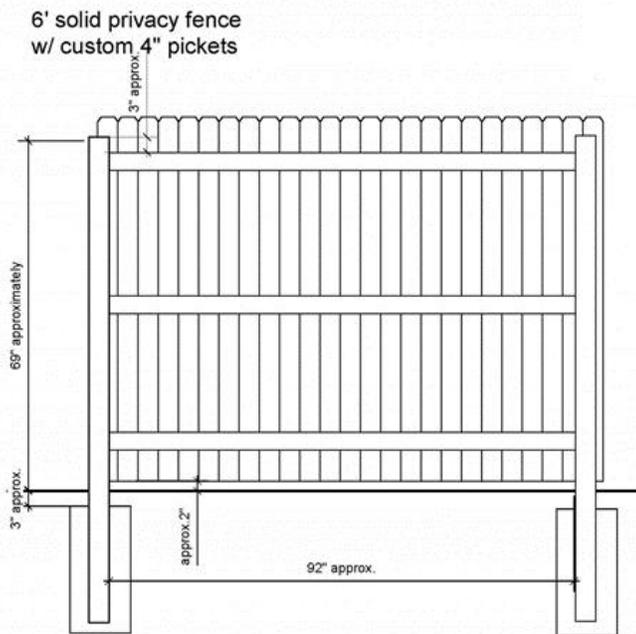
### What is a reverse corner lot?

A reverse corner lot is one in which the neighboring property's front yard abuts the back yard of the adjacent neighbor. In other words, your side yard runs into your neighbor's front yard. A 6 feet privacy fence will only be allowed behind the front plane of the house except on the side adjacent to the street. A four foot fence is allowed in the side yard setback adjacent to the street, if fifty percent (50%) or more of the surface of the fence is open.



### Direction of fence?

All fences that face the public right of way or open space must be smooth side out. Rails must be facing in towards yard. The picture below depicts the interior side of a fence and this side can't face the front yard, street or sidewalk.



### **How far must my fence be from the sidewalk?**

Fences must be located 18" from the public sidewalk if the sidewalk is four (4) feet wide or less. If your sidewalk is over four (4) feet wide your fence can be located up to the sidewalk.

### **Do I need Home Owners Association (HOA) approval?**

Yes. The City is not responsible for enforcing HOA rules and covenants, however you will be asked to submit an approval letter from your HOA.

### **Do I need to maintain my fence?**

Yes. All fences, walls, and hedges that are dilapidated, in disrepair or unsightly fences with missing slats, sections or posts, or leaning more than 15 degrees from upright, and such other fences causing traffic sight hazards shall be repaired or removed at owner's expense.