

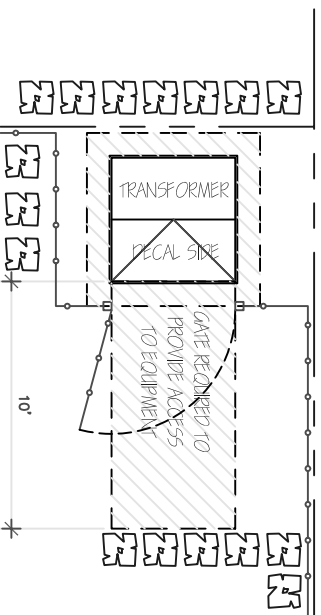
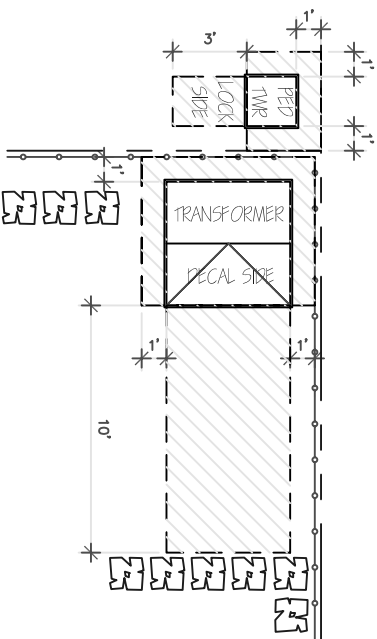
Frequently Asked Questions

- 1) Do I need a permit? All fences require permits.
- 2) Where can my fence be located on my property? A fence must be located on your property. If you are not sure where to find your property lines, you can contact a registered land surveyor to locate them for you. A fence may be located on the property line.
- 3) What do I need to bring in to get a Building Permit? In general, two copies of a site plan will be sufficient. Please refer to reverse side for examples.
- 4) Why are permits required? Safety is the primary reason for requiring permits. City inspectors check to make sure construction and installations are proper for the protection of your family, property, neighbors, and any future buyers of your property.
- 5) Does my fence have a front or back side? Yes, your fence may have a front or back side depending on the construction and style. Typically the finished surface of any fence shall face toward adjacent properties and street frontages. Please refer to Zoning section 205-53, Fence Regulations, Item D.
- 6) WE NEED YOUR HELP. It is the law, and for your protection, please call the Digger's Hotline by dialing 811, at least 48 hours in advance of any digging to have any buried cables located. A utility easement may exist on the back lot line of subdivision lots. OPD typically locates the power equipment necessary to supply electricity to these lots in this corridor. Whenever customers install fences or landscaping that obstructs access to power equipment, increased power outage restoration time can result and create safety hazards for OPD personnel.
- 7) The required clearances for field personnel to safely operate equipment should be considered when laying out fencing or landscaping. The clearances are 10ft. from the opening side of all pad mounted transformers (side with decals and padlock). On all power pedestals, a 3 ft. clearance is required on the opening side (side with padlock). All remaining sides of transformers and power pedestals shall have a 12" minimum clearance. Please see diagram on next page.

Call 811 Before You Dig!

Clearances for Electrical Equipment

Fencing near a padmount is not a problem as long as the minimum clearances are met. The main thing to avoid is blocking the front side of the transformer. If a fence is running along the front side, a gate that swings away from the transformer shall be installed to provide access. Please refer to diagrams below, or call the Building Department with further questions.



**CITY OF PAPILLION
BUILDING DEPARTMENT**
122 East Third Street
Papillion, NE 68046
www.papillion.org



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A Quick Guide to FENCES



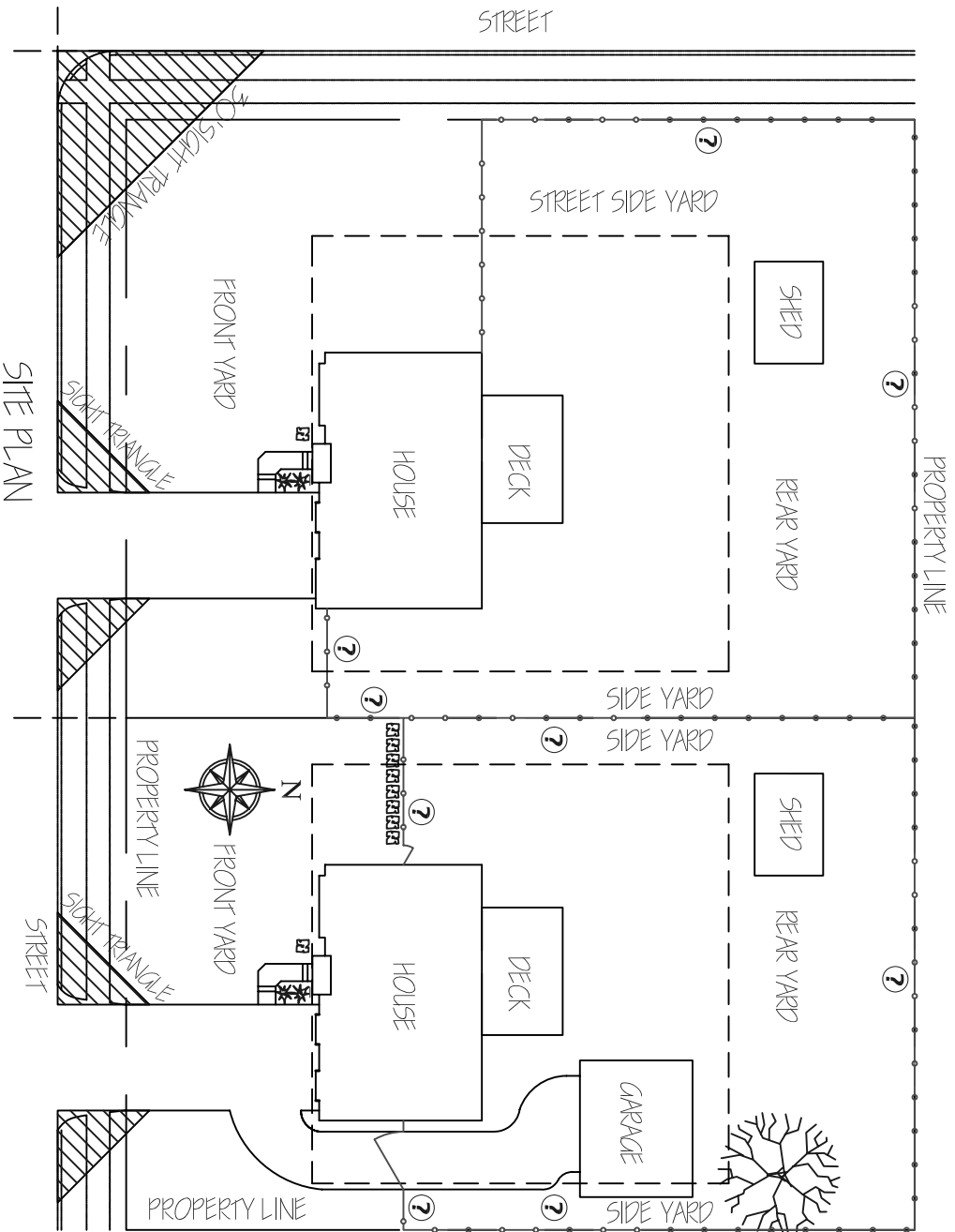
INSPECTION HOTLINE (402) 597-2072

DIGGERS HOTLINE 811

CITY OF PAPILLION
122 EAST THIRD ST.
PAPILLION, NE 68046
WWW.PAPILLION.ORG

Corner & Side Yard Site Plan Examples

Please provide a scaled plot or site plan showing all lot lines, setbacks, platted lot line dimensions, distance for each run of fence, and location of new fence to be permitted. If you have any questions on how to access, or provide this information please call the Building Department.



All question mark subols (?) (seen in site plan above) are required for plan submittal.
Distance minimums are dependant on the zoning.
Additional neighborhood covenants and easements are the responsibility of the builder or homeowner.

Zoning Requirements 205:218

- A) Location Restrictions. No fence shall be built on any lot or tract outside the surveyed lot lines, or adjacent to any municipal property, excluding public streets.*
 - B) Required Openings. Any fence built on a residential property within front or street side yards shall contain openings constituting no less than 50% of surface area of the fence, except any fence located behind the rear building line within a street side yard.
 - C) Sight Obstructions. No solid fence shall be built within a triangle formed by the adjacent side lines of two intersecting and a line connecting points 30 feet on each leg from their point of intersection; or in the case of corner lots, and only if the driveway on an adjacent street is obstructed, no fence shall be allowed in a triangle formed by the adjacent side lot lines of two intersecting lot lines and a line connecting points 20 feet on the side lot line of the corner lot and 10 feet on the adjacent lot side lot line, or otherwise in any manner creating a traffic hazard or obstruction to visibility.
 - D) Facing. The finished surfaces of any fence shall face toward adjacent properties and street frontage. Fence posts and supporting structures, when visible on one side and not the other, or more visible on one side than the other, should face inward.
 - E) Residential Fences, Height. The maximum heights for fences with in required setback yards are as follows:
Front Yard = 3 feet
Street Side Yard = 6 feet
Side Yard = 6 feet
Rear Yard = 6 feet*
- * For all double frontage lots please consult the Building Department.
F, G, & H) For all fences relating to Civic, Commercial, Industrial, Swimming Pools, and all lots adjacent to Golf courses, please refer to Building Department.
EXCEPTIONS: If lots back up to a main street, refer to Building or Planning Department.