



RESIDENTIAL FENCE APPLICATION CHECKLIST

***** WORK MAY NOT BEGIN UNTIL PERMIT IS ISSUED *****

- ☐ Completed and signed Building Permit application with estimated cost of construction.
- ☐ Site Plan* which should include the following:
 - Dimensions from the proposed fence
 - Dimensions from front property line to proposed fence (if applicable)**
 - Corner Lots: Your side yard must conform to Front Yard Setbacks.

** There are required front yard setbacks for fencing - please see attached table.
- ☐ Application Fee - To be determined (Due once permit application has been approved)
(Please see Permit Fee Schedule on back of Building Permit Application)
- ☐ Zoning Review Fee - \$50.00 (Due at time of application)
(A pre-inspection will be completed prior to the issuance of a Building Permit to confirm the site plan indicating where the fence will be installed meets zoning code requirements.)

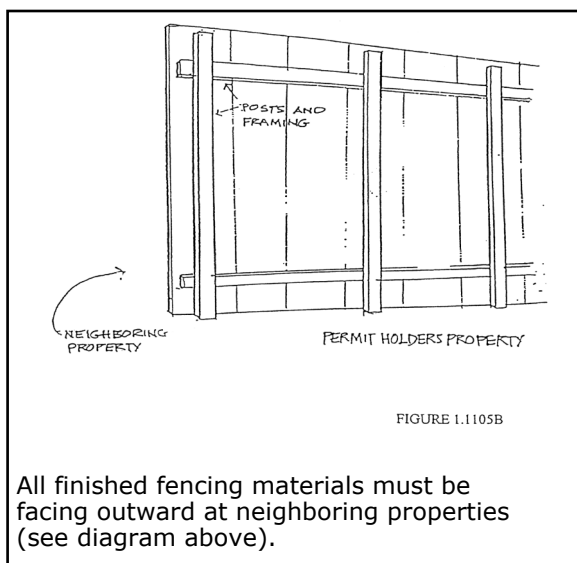
Fence Information

- ☐ **Height of Fence**
 - ☐ Height of Proposed Fence _____ (ie. 6 feet in height)
 - ☐ Fences on lots in all residential districts which enclose property and/or are within a side or rear yard shall not exceed 6 feet.
 - ☐ Ornamental fences within the front yard shall not exceed 36 inches in height and must be 50% viewable.
 - ☐ No privacy fences are permitted in the front yard area.
- ☐ **Type of Fence**
 - ☐ Type of Proposed Fence _____ (ie. Wood, vinyl, chainlink, etc.)
- ☐ **Fence Supports or Devices**
 - ☐ Must be on the permit holders side of the fence, with the finished side of the fence facing the adjacent property.
 - ☐ Fence supports shall be placed a minimum of 18" below grade for fences greater than four feet in height.
- ☐ **Corner Lots**
 - ☐ Side yard must conform to Front Yard Setbacks.

When Permit is Ready	<ul style="list-style-type: none">• Once the Building Permit application has been processed and the Building Permit has been issued, the <i>Permit Applicant</i> will be notified that the Building Permit has been approved and is ready for payment.• Permits will not be issued until fees are collected.• Permit fees may be paid by check or cash.• Permits that have no activity within 6 months of the issuance date may be canceled.
Inspections	<ul style="list-style-type: none">• Zoning Review: A pre-inspection will be completed prior to the issuance of a Building Permit to confirm the site plan indicating where the fence will be installed meets zoning code requirements• Final Inspection: Once the project has been completed, please contact the Community Development Department 48 hours in advance to schedule the inspection.

Front Yard Setbacks for Fencing

Zoning District	Minimum Front Yard Setback (PER LOT IN FEET)	
R-1 Rural Residential	40 FT	
R-2 Subdivision Residential	30 FT	
R-3 Residential	25 FT	
R-3 Residential	25 FT	
R-4 Apartment	25 FT	
R-5 Residential	25 FT	<ul style="list-style-type: none"> Fences may be placed on back and side yard property lines. Corner Lots* All fencing must be a maximum of 6' in height. Privacy fences are not permitted in the front yard area and some side yards. Ornamental fences within the front yard shall not exceed 36 inches in height and must be 50% viewable.



1.1106(C) Permanent Fences or walls in all residential districts

- Fences or retaining walls may be located along the property line.
- Fences on lots in all residential districts which enclose property and/or are within a side or rear yard shall not exceed 6 feet in height, measured from the surface of the ground and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater.
- Fences shall not contain barbed wire, electric current or charge of electricity.
 - Underground pet fences shall be permitted.
- Ornamental fences within the front yard shall not exceed 36 inches in height, and clear vision must be maintained on corner lots in accord with § 1.1106. Privacy fences are not permitted in the front yard area.
- Fences which enclose public or institutional parks, playgrounds or public landscaped areas, situated within an area developed with recorded lots, shall not exceed eight feet in height, measured from the ground, and shall not obstruct vision to an extent greater than 25 percent of their total area.
- Fence supports or devices must be on the permit holders side of the fence, with the finished side of the fence facing the adjacent property. (See Figure 1.1105B.)
- Clear vision must be maintained on all drives, streets and side-walks.
- Fence post supports shall be placed a minimum of 18" below grade for fences greater than four feet in height.
- No temporary fencing shall be permitted unless being utilized for construction sites, temporary gathering area, or similar uses approved by the zoning administrator.
- Post supports may extend above the maximum height permitted by 6 inches.

1.1107 Corner Clearance

- No fence, wall, shrubbery, sign or other obstruction to vision above a height of two feet or an ornamental fence if no taller than three feet in height shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of 25 feet from their point of intersection, nor shall such obstruction to vision be permitted at the intersection of any driveway or alley and a street right-of-way line within a triangular area formed at such intersection by a straight line drawn between the driveway or alley line and the street right-of-way line at a distance along each line of 15 feet from their point of intersection. In those instances where such triangular area cannot be constructed on the property in question, a 15-foot setback shall be required between the property line and the driveway or alley (See Figure 1.1107A.)
- Where a lot is bounded by two intersecting streets, the front yard requirements shall be met on one abutting street and one-half the front yard requirement shall be met on the other abutting street. The owner shall have the discretion to decide upon which abutting street the full front yard requirement shall be met. No portion of the lot within 25 feet of the side lot line of any adjoining property may be utilized for a building or solid fence or wall over three feet in height unless the front yard requirement for the adjoining property is met within the area. Where the rear yard abuts the side yard of an adjoining property, the side yard requirement of the adjoining lot shall be provided between any structure over three feet in height and the rear lot line.

Figure 1.1107A

