



Fence checklist and ordinance

_____ One completed building permit application form, including site address, owner’s name, and daytime phone number. The permit shall also include the height of the fence, material used, estimated completion date, estimated valuation of complete project, and applicant’s signature and printed name.

_____ Two copies of lot survey showing proposed fence. **Must indicate location of fence on survey with side and rear setbacks clearly identified.**

Ordinance Number 1000.6 Fences

1000.6. Fences. Fences shall be permitted in all yards subject to the following:

(a) Permit Required. It is unlawful for any person, except on a farm and related to farming, to hereafter construct or cause to be constructed or erected within the City, any fence without first making an application for and securing a fence permit.

²⁰ (b) Locations. All boundary line fences shall be located entirely upon the private property of the person constructing, or causing the construction of such fence. The Building Official may require the owner of the property upon which a fence now exists, or may require any applicant for a fence permit to establish the boundary lines of a person’s property by a survey thereof to be made by a registered land surveyor.

(c) Construction and Maintenance. Every fence shall be constructed in a substantial, professional manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute nuisance, public or private. Any such fence, which is, or has become dangerous to the public safety, health or welfare, is a public nuisance, and the Zoning Administrator shall commence proper proceedings for the abatement thereof.

(d) Except as specified in this subsection, barbed wire fences and electric fences shall only be permitted in the A-1 and A-2 Districts when related to farming, and hobby farms, and on farms in other districts when related to farming, but not as boundary line fences.

(e) Solid walls eight (8) feet in height may be constructed and maintained only in the buildable area of a lot by approval of a conditional use permit.

(f) On corner lots in all districts, no fence or screen shall be permitted within the triangular area defined as beginning at the intersection of the projected right-of-way lines of two intersecting streets, thence thirty (30) feet from the point of beginning on the other right-of-way line, thence to the point of beginning. (See also Section 1000.8.)

(g) Residential District Fences. All residential fences shall be placed within the property being fenced.

(1) Fences not more than six (6) feet in height may be erected along side and rear property lines provided such fences do not extend forward of the principal structure. In the case of a side yard on a corner lot that abuts a street, a minimum fence setback of twenty (20) feet shall be maintained for all fences exceeding forty-two (42) inches in height (see Diagram 7A).

(2) Should the rear lot line of a corner lot be common with the side lot line of an abutting lot, a minimum twenty (20) foot side yard setback must be maintained on the corner lot for all fences exceeding forty-two (42) inches in height (see Diagram 7B).

(3) The required screening provisions for residential districts shall supersede, where applicable, the provisions of this subsection.

(4) All posts or similar supporting instruments used in the construction of fences shall be faced inward toward the property being fenced.

(5) All fences shall not obstruct natural drainage.

(6) Fences extending across required front yards or a required side yard which abuts a street on a corner lot shall not exceed forty-two (42) inches in height, shall be at least seventy-five (75) percent open space for passage of air and light, shall not be constructed of chain link, and shall maintain the traffic visibility requirements of Section 1000.8 of this Chapter.

Amended Ord. No. 1999-9, 19 October 1999

Amended Ord. 2003-17, 18 August 2003

Definitions:

Lot Line: A property boundary line of any lot held in single or separate ownership; except that where any portion of the lot extends into the abutting street or alley, the lot line shall be deemed to be the street or alley right-of-way.

Lot Line, Rear: That boundary of a lot, which is opposite, the front lot line. If the rear lot line is less than ten (10) feet in length, or if the lot forms a point at the rear, the rear lot line shall be a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.

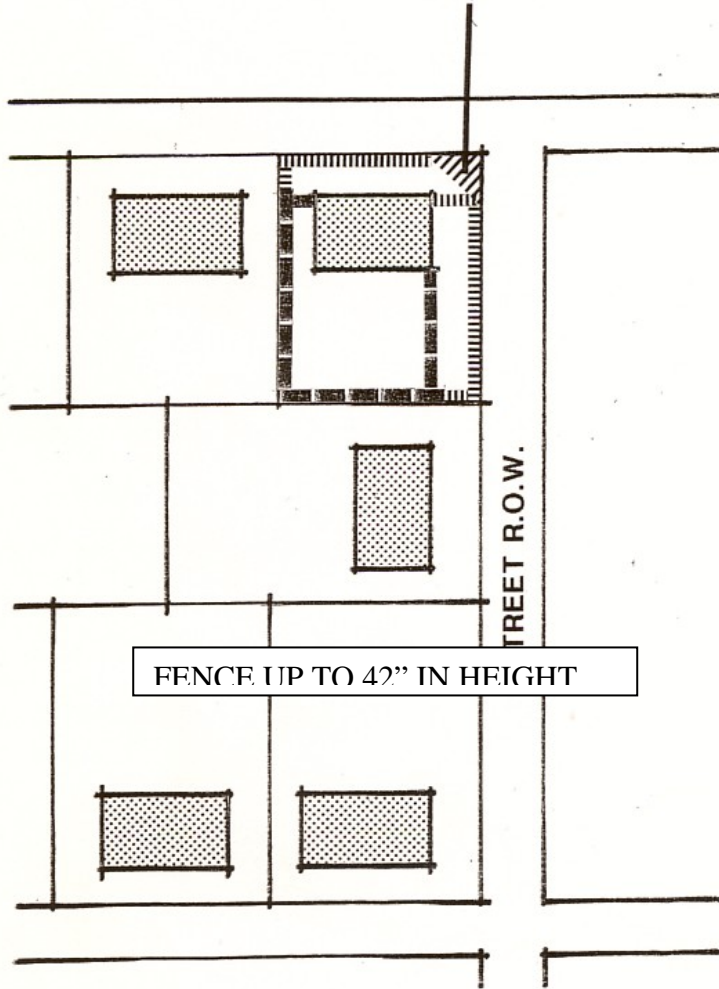
Lot, Interior: A lot, other than corner lot, including through or double frontage lots.

Lot, Corner: A lot situated at the junction of and abutting on two (2) or more intersecting streets; or a lot at the point of deflection in alignment of a single street, the interior angle of which is one hundred thirty-five (135) degrees or less.

Lot, Double Frontage: An interior lot having frontage on two streets

Yard, Front: A yard extending along any street frontage of a lot between the side lot lines and being the minimum horizontal distance between any street line and main building or any projections thereof other than the projections of the usual steps, entranceway, unenclosed balconies, or open porch.

TRAFFIC VISIBILITY TRIANGLE



FENCE UP TO 42" IN HEIGHT

||||| FENCE UP TO 4 FEET IN HEIGHT

■■■■■ FENCE UP TO 6 FEET IN HEIGHT

DIAGRAM 7.B

After you have received your permit card, please have it available for the inspector to check off at the inspection.