

Fence

Requirements for Building Permit Application

1. Completed Building Permit application form with signature.
2. Submit two (2) copies of a Certificate of Survey, drawn to scale indicating the lot dimensions, the location and ground coverage area of existing structure(s), and the location and area of the proposed fence. Indicate the setbacks from property lines. A Certificate of Survey for the property may be on file at City Hall.
3. Submit two (2) copies of plans showing the proposed height and materials.

General Building Requirements

1. In all residential districts, fences and walls not exceeding six feet in height are permitted within the limits of side and rear yards, except in corner and double frontage lots, except in corner and double frontage lots, as permitted below.
2. The face of the fence shall be equally attractive on both sides. However, if one side of the fence is considered less attractive because of structural members, etc. the less desirable side of the fence shall be directed toward the ownership property or away from the public thoroughfare.
3. Ornamental fences not exceeding 36 inches in height are permitted within the limits of any yard in all districts. However, no fence or wall may be constructed which will interfere with the sight triangle.
4. Double frontage lots: In the case of double frontage lots with an arterial street forming the rear property line, fences may be permitted up to the property line in the secondary front yard, provided no landscaping buffer exists as part of the plat improvements. Such fences may be up to six feet in height. The finished surface of the fence shall face outside the property. For double frontage lots backing to a street other than an arterial, fences up to six feet in height may be permitted, provided a 20-foot setback is preserved in the secondary front yard, and no landscape buffer exists as part of the plat improvement.
5. Corner lots: In the case of fences on corner lots, fences not exceeding six feet in height are permitted in the secondary front yard, provided a minimum setback equal to the principal structure or 30 feet is maintained, whichever is closer to the corner side property line.
6. Commercial and industrial districts: Fences not exceeding eight feet in height are permitted within the limits of any side or rear yard, following site plan approval.