

Fences

Fences. Fences are allowed as accessory uses in all districts and are further regulated as follows:

Location and height.

Fence height shall be measured from the average grade of the ground beneath the fence.

1. Front yard. No fence in the front yard shall be located closer to the street than the base setback line and shall not exceed 50 inches in height. No fence in the vision clearance triangle shall exceed three feet in height above mean street grade. On corner lots, the side facing the side street (or second street) shall also be considered a front yard.
2. Side and rear yards. Fences located in the side or rear yards shall not exceed 74 inches in height. On double frontage lots, the side facing the rear street shall be considered a rear yard. Refer to § 275-46F for additional criteria.
 - a. Fences made of maintenance-free materials may be located on the lot line. Such materials include, but are not limited to, metal fences (chain-link, wrought-iron, aluminum), PVC/recycled materials, removable fencing, pressure-treated wood and other maintenance-free materials, as approved by the Director. Common-lot-line fencing that has a finished side facing both properties and is maintained by both owners with a prior agreement is allowed with a survey.
 - b. Fences that are not made of maintenance-free materials shall be located at least two feet from the property line.
3. Fences shall be located outside of easement areas unless Plan Commission approval is granted.
4. Fences shall not block or impact existing drainage patterns. Any grade changes made in the area of the fence installation must follow the requirements in § 275-55.

Construction

1. All structural and support components of a fence shall face away from adjacent properties.
2. All fences shall be constructed straight and plumb. Any fence that is to be constructed or maintained in other than a straight and plumb condition, including but not limited to certain types of split-rail fences, shall require Plan Commission review and approval.
3. Fences in nonresidential districts shall adhere to § 275-59.

Maintenance

All fences shall be maintained in good repair at all times. No signs or display shall be allowed on a fence. No materials shall be stored between the fence and the lot line.

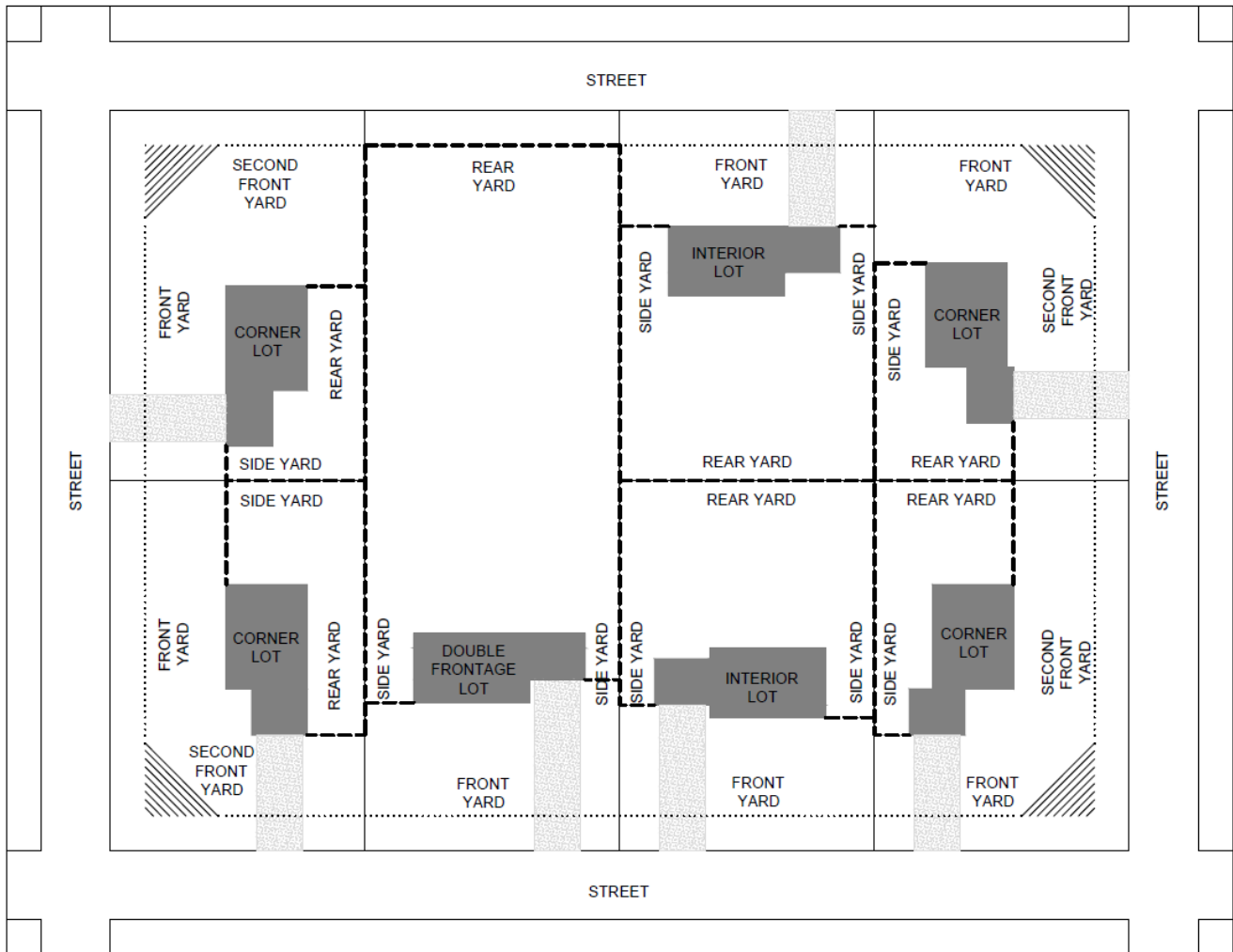
Permits

No permit is required for fences meeting the above criteria. A permit shall be required for:

1. Fences located in the front yard that exceed 50 inches but not more than 74 inches, provided that all other requirements for fences are met. DCD review and approval is required.
2. Fences exceeding 74 inches in height, provided that all other requirements for fences are met. Plan Commission review and approval is required.

Exception

A snow fence temporarily constructed for the purpose of catching wind-blown snow shall not be subject to these fence requirements, provided that it shall be installed no earlier than November 1 of each year and shall be removed no later than April 1 each year.



- ==== VISION CLEARANCE TRIANGLE, MAX HEIGHT OF 36", NO PERMIT REQUIRED
- BASE SETBACK LINE, MAX HEIGHT OF 50", NO PERMIT REQUIRED
- MAX HEIGHT OF 74", NO PERMIT REQUIRED