

Fences:

The homeowner's guide for fence projects



When is a zoning permit required?

- If the height or location of an existing fence changes.
- New fences that 4 ft. tall or higher.

When is a zoning permit *not* required?

- If an existing fence is repaired or maintained.
- If an existing fence is replaced with a fence that has the same height and is installed in the same location.
- New fences, up to a maximum of 4 ft. tall.

Where may fences be located?

Overall, fences may be placed on property lines as the City does not have setbacks for fences. It is the responsibility of the homeowner to locate property lines. However, there are exceptions to this. Fences must be a minimum 4 ft. from fire hydrants and transformers. There may also be conflicts with easements specific to your property.

What if my home is on a corner lot?

Homes located on corner lots have minimum setbacks. Fences up to 4 ft. tall may be installed in the front yard and up to the property edge. Fences located at street intersections must keep an unobstructed view of 200 ft. for vehicles. Fences over 4 ft. tall may be installed in the side and rear yards. Fences located in the side yard must meet the setback, which is usually 20 ft.

How tall may fences be?

- Maximum height in the front yard is 4 ft.
- Maximum height in the side and rear yards is 7 ft.

What if I am installing a pool?

Swimming pool barriers/fences need a building permit.

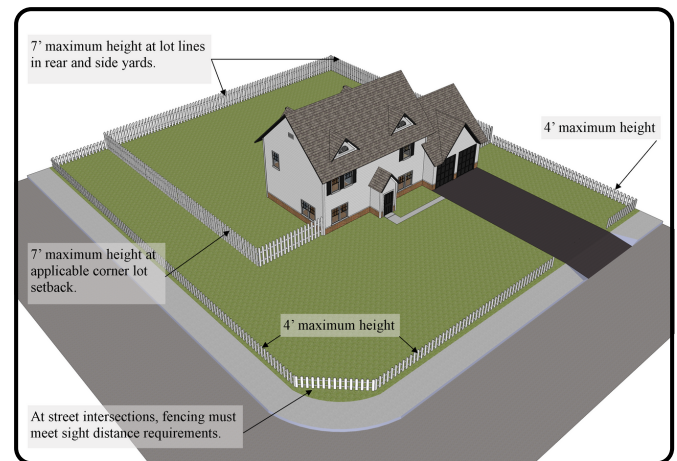
What types of materials may residential fences be constructed of?

Residential Fences may be constructed of any material when located outside of the Historic Overlay District. Check with your Homeowners Association for rules specific to your neighborhood.

What if I live in the Historic District?

All fences, regardless of height, in the Historic Overlay District must meet the City of Manassas Historic Design Guidelines, and may need Architectural Review Board approval before installation.

Illustration of Fence Location Requirements



What are the application requirements?

- 1) Zoning Certificate Application:** The form is posted on the City website, and has a \$50 application fee.
- 2) House Location Survey:** This is a scaled survey created by a Land Surveyor that shows an aerial view of your property. The proposed fence location should be drawn on it.