



RESIDENTIAL FENCE SUMMARY

NOTE: Private covenants may apply. Check your covenants, with your developer, or the Washington County Register of Deeds Office.

Prior to fence construction or installation, a zoning permit is required to be obtained from the Division of Building Inspection. The permit can only be authorized by submitting a completed “Residential Fence Permit Application”, a copy of a plat of survey, and a sketch or photo of the fence. All material will be returned if the submission is incomplete.

It is the applicant’s responsibility to locate the actual lot corner survey markers in order to identify the lot lines. After the completion of a fence installation, it is the applicant’s responsibility to contact the Division of Building Inspection at 262-335-5140 for a final inspection. The applicant should install a string(s) along the property line(s) between property corners to prepare for the required final fence inspection.

Setback requirements: Fences are permitted no closer than six inches from all lot lines and no closer than 4’ from any alley. The required setback can only be encroached upon when fences on adjacent properties are connected at fence corners, provided that both property owners consent to the setback encroachment in writing.

Height Requirements: Fences shall not exceed 6’ in height in **SIDE & REAR** yards. Fences that are adjacent to alleys shall be considered within a **SIDE** or **REAR** yard and shall not exceed 6’ in height. Heights are measured from existing grade. Fences in **STREET** yards shall not exceed 4’ in height. Street yard fences with irregular or scalloped tops may be permitted if the maximum height does not exceed 5’ and the minimum height is less than 4’. Street yard fences shall have no greater than 50% opacity. Ornamental fences with open fence material up to 75% opacity may be located within a street yard adjacent to the side of a house on a corner lot. Fences within the vision clearance triangle of a corner lot shall not exceed a height of 3’ as measured from the existing grade.

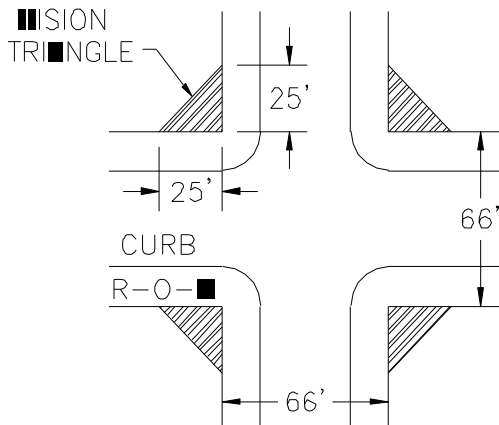
Access: Street yard fences shall include an access gate not less than three feet wide for every 80 feet of continuous fencing unless an exception is approved by the Zoning Administrator.

Fences Prohibited: Barbed wire, electrical, chicken wire, razor wire, spiked, sharp picket, single and multiple strand, and any fences constructed of any other material determined by the Zoning Administrator to be a nuisance, hazard, or aesthetic blight. Chain link type fences are prohibited in street yards.

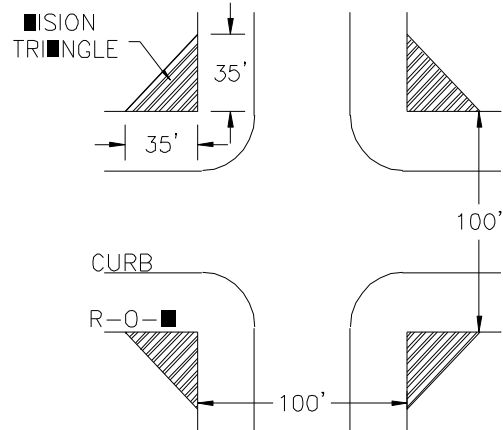
Vision Triangles

(Vision Clearance Triangle at Intersections & Driveways)

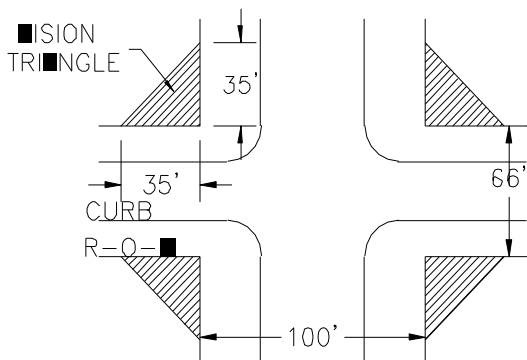
MINOR/MINOR STREET



MAJOR/MAJOR STREETS



MAJOR/MINOR STREETS



A vision clearance triangle is defined as the area bounded by two intersecting streets, railroad, or alley right-of-way lines and a line joining points on such lines located 25' from the point of intersection or 35' from the point of intersection if one of the streets is an arterial street.

25' vision triangles apply to all driveways, except when the City Engineer determines that adequate justification has been provided to warrant an exception for a lesser vision triangle size when consistent with good site planning.

No obstructions such as structures, signage, parking, or vegetation shall be permitted between the heights of 3' and 12' within vision clearance triangles.



RESIDENTIAL FENCE PERMIT APPLICATION

Property Owner (Applicant): _____

Property Address: _____

Phone: Home (____)_____ Cell (____)_____ Work (____)_____

I. Survey (1 Copy).

- ☐ I have enclosed a plat of survey, with lot dimensions, locations of buildings, streets, and any recorded easements shown.
- ☐ I have located the original lot markers and will have them exposed for the inspector when he comes out for final inspection. I will install a string-line along the property line(s) between property corners to prepare for the required final fence inspection. If the original lot markers are not visible during the time of inspection I understand that it will result in a failed inspection.
- ☐ I have drawn the proposed fence placement and it is not closer than 6" to my lot line.

II. Sketch of fence.

- ☐ I have included a sketch or picture of the proposed fence showing the proposed height and style of the fence. I understand that the maximum height of a fence in side yards and back yards is **6'** measured from the grade at the fence. I also understand that the maximum height of an Ornamental fence located in front yards is **4'** measured from the grade at the fence and has a minimum of 50% opacity (see through).

Note: Corner lots have two "street yards". This restricts the two street yards to Ornamental Fences Only. A maximum fence height of 4' is permitted in street yards.

III. Zoning Permit Fee.

- ☐ \$75 to City of West Bend.

Applicant Signature

Date