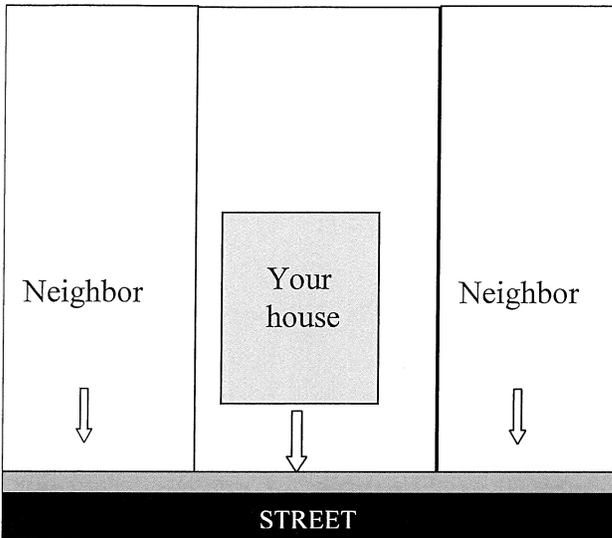


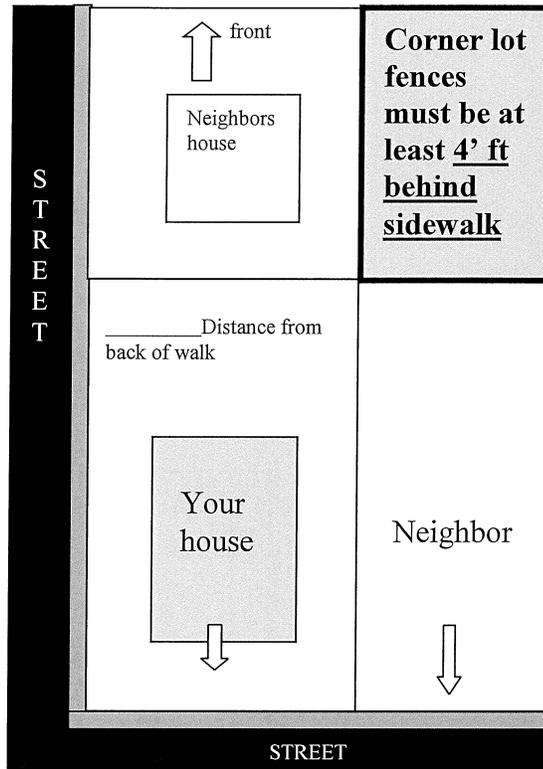
Please select the diagram below that best represents your home and lot. Place “X’s” where you will be placing your fence and indicate distance from sidewalks if applicable. It is the responsibility of the homeowner/contractor to submit plans to their HOA, build fence according to approved fencing detail & material for their area and insure that their fence is placed appropriately. Fences are not allowed to go beyond the front of the house.

The Town is NOT responsible for enforcing HOA rules & covenants

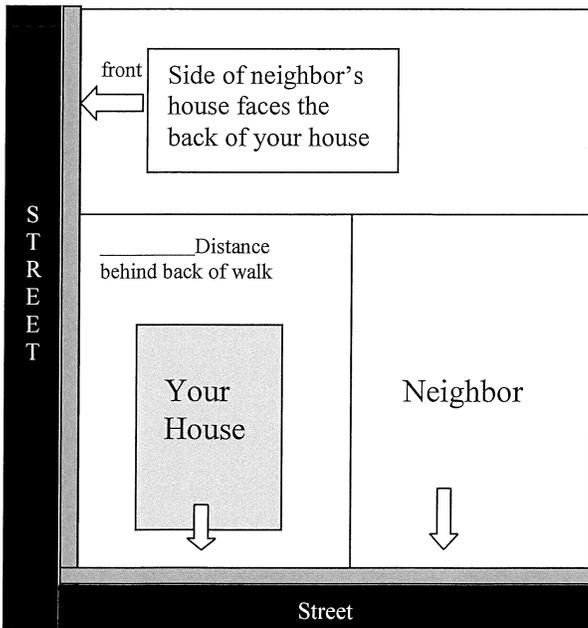
Interior Lot



Regular Corner Lot



REVERSE CORNER LOT



REVERSE CORNER LOT:

(When your side yard runs into your neighbor's front yard)

You may have a 42" fence with 50% visibility placed 4 feet behind the back of sidewalk, continue back half the distance of the front setback of the home behind you and graduate up to the allowed semi-privacy or privacy fence. (Verify type of fencing allowed for your area)

If you choose not to install the 42" fence, you can install only the approved privacy fence placed at the appropriate setback; this will also include the 4 feet a fence is required to be placed behind a sidewalk.

Example: The front setback for homes is 20', half of that is 10'. Add the 10' to the required 4' setback from behind the sidewalk, your fence must be placed at least 14' behind the sidewalk.

Chapter 15.40 - Fences

15.40.010 - Types prohibited.

There shall be no railroad tie, barbed wire, electric wire, tin, chain link or sheet metal fences constructed within the Town, except that in districts zoned for industrial or commercial use that are not zoned Planned Unit Development ("PUD") or PUD Overlay, barbed wire may be allowed as a topping for woven wire industrial type fences, provided that the barbed wire shall be no closer than six feet from ground level. When such materials are utilized as noted above, they shall not be permitted within the principal building setback. Additionally, these prohibitions do not apply to PUD zoned districts that expressly provide for such fencing materials in an approved Final Development Plan ("FDP"). Notwithstanding the prohibition against the construction of electric wire fences, temporary electrically charged fences may be used in conjunction with a temporary permit issued pursuant to Section 6.12.010 of this Code. No traditional picket privacy fence shall be constructed so that the rail side faces the outside of the property or lot. (Ord. 752 §3, 2010; Ord. 568 §7, 2004; prior code §3-3)

15.40.020 - Permit required—Building Department review.

No fence shall be erected or constructed or permitted until a plan thereof has been presented to and approved by the Building Department, a permit has been issued by the Town, and there has been paid to the Town a permit fee in the amount established from time to time by resolution of the Board of Trustees. The noted plan shall depict the proposed location of all fencing, list all types of fencing materials proposed to be used, and contain such other information as may reasonably be required by the Building Inspector in order to evaluate the application. (Ord. 764 §9, 2010; Ord. 568 §8, 2004; prior code §3-4)

15.40.030 - Street line and front setback.

Except in districts zoned for commercial or industrial use, no fence, wall more than eighteen inches above ground level or other construction shall be constructed between the street line and the front setback line on any street, except it shall be permissible to construct a fence of picket, ornamental iron or split rail in such manner that visibility through the fence shall not be less than fifty percent, and that the fence shall not exceed forty-two inches in height from ground level. In the excepted districts woven wire industrial type fences shall be allowed to a height not exceeding six feet. These requirements apply to all PUD zone districts unless otherwise specified in an approved FDP. (Ord. 568 §9, 2004; Prior code §3-5)

15.40.040 - Fence on reverse corner lot.

- A. On any reverse corner lot for a single-family dwelling located within a planned unit development (PUD) zone district, unless otherwise permitted in the approved final development plan, no fence shall be constructed beyond that point which is half-way between the street line and the front setback line of the adjacent single-family residence whose side yard is the rear line of the corner lot, except as follows: a permit may be issued for a picket, ornamental iron or split rail fence that does not exceed forty-two inches in height, as measured from the finished surface of the ground to the top of the fence at any point along the exterior of the fence, and that permits visibility through the fence of at least fifty percent.
- B. On any reverse corner lot located within a non-PUD residential district, no fence shall be constructed within ten feet of the street line of the adjacent residence whose side yard is the rear line of the corner lot, except as follows: a permit may be issued for a picket, ornamental iron or split rail fence that does not exceed forty-two inches in height, as measured from the finished surface of the ground to the top of the fence at any point along the exterior of the fence, and that permits visibility through the fence of at least fifty percent. (Ord. 703 §1, 2008)

15.40.050 - Reverse corner lot defined.

The term reverse corner lot means a corner lot having its side street line substantially a continuation of the front lot line of the first lot to its rear. (Prior code §3-6.2)

15.40.060 - Fence on corner lot.

On all corner lots within any residence zones, no fence, wall, shrubbery or sign other than traffic control signs erected by the town, county or state shall be erected, placed, planted or allowed to grow or maintained within the triangular space formed by the intersection of the center lines of the intersecting streets and a line joining points on the street lines sixty feet from the point of intersection of the street center line. (Ord. 246 §28, 1988; prior code §3-7)

15.40.070 - Height limitation.

No fences shall exceed six feet in height, as measured from the finished surface of the ground to the top of the fence at any point along the exterior of the fence. Additionally, no fence subject to Section 15.40.030 or Section 15.40.040 shall exceed forty-two inches in height, as measured from the finished surface of the ground to the top of the fence at any point along the exterior of the fence. (Ord. 506 §1, 2002; Ord. 457 §1, 2000; Prior code §3-8)

15.40.080 - Gates may be required.

The building inspector, at his or her discretion, may require a gate or gates to be placed in any fence constructed in conformance with this code for the purpose of providing access for fire protection, for meter reading or for the use and maintenance of any existing easement, and the building inspector is further authorized to promulgate such rules as to the location of any such gate or gates. (Prior code §3-9)

15.40.090 - Fence defined.

For purposes of this chapter, a fence is any structure or combination of structures that is comprised of posts, boards, wires, stakes, rails, metal, masonry, composition or wood, or any combination thereof or of similar elements, that provides a physical barrier, enclosure, screen or boundary. A combination of structural features, such as a retaining wall with wood above, constitutes a single fence unless there is a horizontal separation of three (3) feet or more between structural features. (Ord. 568 §11, 2004; Ord. 457 §2, 2000)