

FENCES

Fences on residential properties, generally, do not require a permit. However, the following applies to all fences:

- Must be located wholly on the fence owner's property, though it can go right up to the property line. When deciding upon position, keep in mind the difficulty of maintaining a fence if you are unable/not allowed to access one side without going onto your neighbor's property.
- If higher than 10' tall, a Zoning Permit is needed. (per §31-203) Otherwise, fences can be constructed without a permit.
- In some circumstances, the construction of a fence may be required per a decision by the Development Review Board (typically to provide screen around a commercial or industrial lot).
- Fences at least 4' high are required around pools of all types. For above ground pools with walls higher than 4' it is acceptable to have a locked gate at the top of the stairs rather than a full fence around it.
- If the fence is within a special flood hazard area, special rules may apply. Please call the Zoning Administrator to discuss.
- If constructing a fence immediately adjacent to a public property, sidewalk or street (within the public Right of Way), the City must be notified so the boundary line can be marked. (per §1026)
- On corner lots, fences (as well as shrubbery and trees) must comply with the Sight Ordinance (§4600 – 4605) in order to ensure traffic safety is not impeded.
- If a fence was a condition of a special permit issued by the Development Review Board, then a fence must be installed and maintained in keeping with that condition (unless amended).
- If a fence is deemed to be structurally unsound and in poor repair, the Building Inspectors may order its repair or removal. (per §1310 (g))
- No person shall erect a barbed wire fence along any sidewalk or street. (per §4457)

SHEDS

All sheds over 64 square feet require both a Zoning Permit and a Building Permit, regardless of whether or not they are permanently affixed to the land.

- Per Zoning, sheds should be to the side or rear of the main structure. They need to be located at least 5' from any side or rear property line.
- Sheds can be located closer than 5' from the property line, if the adjacent neighbor puts their agreement in writing.
- If within a floodplain, a special review is required to show the shed will be “floodproofed” (anchored to the ground, allow water to pass through etc.)
- To apply for a shed permit, please supply the following:
 - Site plan that shows the proposed location of the shed, dimensions of the shed, and distance from property lines and from any other structures on the property.
 - Photo of the shed (if prefabricated)
 - Elevation drawings and details (if custom built)
 - If a foundation will be poured, foundation details.
- Sheds need to be a minimum of 10' from the main house. Otherwise, fire safety codes require additional fire-rated construction techniques.

POOLS

All pools (inground and aboveground) require a Building Permit and a Zoning Permit.

- Per Zoning, pools should be to the side or rear of the main structure. They need to be located at least 5' from any side or rear property line.
- Pools must have adequate fencing at least 4 feet in height on and around the perimeter of the swimming pool. (per §1021(b))
- For above ground pools with walls higher than 4' it is acceptable to have a locked gate at the top of the stairs rather than a full fence around it.
- Flexible sided pools must have a fence around them.

DECKS AND PORCHES

Uncovered terraces and patios (at ground level) are exempt from Zoning.

All other types of decks and porches (including on mobile homes) require both a Zoning Permit and a Building Permit.

- Decks and porches attached to the main structure must be in compliance with the setbacks for the Zoning District of the property
- See specification sheets regarding railing height and spacing of guardrails for decks and porches whose floor is higher than 30" off the ground
- See specification sheets for the risers on stairs

STAIRS AND RAMPS

Stairs, fire escapes and ramps all require a Building Permit to ensure that building codes, fire codes, and ADA regulations are met.

- Uncovered stairs and fire escapes are exempt from Zoning Permits.
- Ramps do not require a Zoning Permit. They are allowed to encroach into setbacks when it is necessary to do so in order to meet ADA requirements.