

RESIDENTIAL FENCE REGULATIONS CITY OF WEST BEND

Chapter 17 of the Municipal Code (Zoning) regulates residential fences. This sheet summarizes the most common residential fence requirements and is not all inclusive of all fence requirements. Specific residential fence code requirements (Section 17.495 of the Municipal Code) are available on the city's website at www.ci.west-bend.wi.us or a copy can be obtained from the Building Inspection Office. **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 Building Inspection Office. The permit can only be authorized by submitting a completed "Residential Fence Permit Application", two copies of a current 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 Building Inspection Office 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.

KEY DEFINITIONS / EXPLANATIONS

FENCE: A structure that is an enclosure or property barrier used as a boundary, means of security or protection, privacy screening and/or confinement, but not including vegetation. A fence type is designated by the yard where it is located. For example, a side-yard fence is a fence located in a side yard.

PLAT OF SURVEY: A map drawn to scale by a registered land surveyor that identifies the existing parcel description, property boundaries, existing and proposed structures, easements, streets, driveways, setbacks, parking areas, appropriate dimensions, property restrictions, and other pertinent property features or measurements. (*Note: A plat of survey used for a fence permit must also include all existing and proposed fence locations, all fence setbacks, all ditches and swales showing drainage patterns, and the vision clearance triangle for corner lots.*)

VISION CLEARANCE TRIANGLES: Vision Clearance triangles apply to corner lots only and are graphically identified on the "Residential Fence Requirements" drawing. No fence, structure, sign, vegetation, or other obstruction shall be permitted in the triangle between the heights of 3' and 12' (see Section 17.38(1) and Section 17.44(157.5) of the Zoning Code for additional information).

GENERAL FENCE REQUIREMENTS

- A street-yard is a front yard. Corner lots have 2 street-yards, 2 side-yards, and no rear-yards.
- All fences shall be a minimum of 6 inches from all property lines, and at least 4 feet from an alley right-of-way line.
- The maximum allowable height for side-yard and rear-yard fences is 6 feet.
- The maximum allowable height for street-yard fences is 4 feet, and 3 feet when inside the vision clearance triangle.
- Street-yard fences are limited to a minimum of 50% opacity (see through) and shall include an access gate (3 foot minimum width) for every 80 feet of continuous fencing.
- The finished or decorative side of all fences shall be on the outside of the yard facing adjacent properties.
- Decorative fence post caps shall not extend more than 8 inches above the maximum allowed fence height.
- All fences shall be properly maintained in accordance with an approved permit.
- Prohibited fences include: barbed wire, electrical, chicken wire, spiked, sharp picket, and single and multiple strand. Chain link fences are prohibited in street yards.
- Security fences (regulated by Section 17.11(3)(e)) are prohibited in residential districts.