

# VILLAGE OF GREENDALE - FENCE REGULATIONS

## Greendale Municipal Building Code Chapter 15 - Construction of Fences.

15.51 (1) PERMIT REQUIRED. No fence, trellis or arbor shall be erected in the Village without a building permit unless arbors or trellises are not more than 2 feet wide nor 6 feet high and are placed against a garage or residence.

(2) HEIGHT AND LOCATION REQUIREMENTS. No fence shall be erected in the Village unless it conforms to the height and location requirements specified in Chapter 17, Zoning Code.

## Greendale Municipal Zoning Code Chapter 17

### DEFINITIONS:

17.03(2)(be) FENCE. A structure which is a barrier and used as a boundary or means of protection or confinement.

(bf) FENCE, OPEN. A fence, including entrance and exit gates, where each one foot wide segment for the full length and height of the fence contains at least 70% open space which affords a direct view through the fence.

(bg) FENCE, SOLID. A fence including gates which conceals from view from adjoining properties, streets or alley activities conducted behind it.

### WHERE PERMITTED:

17.04(8)(j) FENCES, SOLID OR OPEN. Open fences not more than 5'-6" in height may be constructed in residential districts within the required interior side and rear yards. Open or solid fences within or abutting residential districts no more than 6'-6" in height shall meet interior side and rear yard offset requirements. In Business Manufacturing and Agricultural Districts, fences not exceeding 6'-6" in height are permissible and may be located in front and side yards, except when the rear lot line adjoins a Village street or right-of-way. Fencing for major recreational facilities is governed by Ch.17.04(7)(f). Fence height shall be measured as being the height above the elevation of the surface of the ground immediately beneath the fence.

### LOCATION REQUIREMENTS/INTERPRETATION:

No fences shall be permitted in the front yard or street side yard of a residential property.

Open fences not greater than 5'-6" in height may be located on residential properties in the following locations:

No set back is required from the interior side property line.

A 25'-40' set back is required from the street side property line on corner lots.

No set back is required from the rear property line.

Solid fences not greater than 6'-6" in height may be located on residential properties in the following locations:

A 9'-10' set back is required from the interior side property line.

A 25'-40' set back is required from the street side property line on corner lots.

A 25'-50' set back is required from the rear property line.

**Actual setback distances depend on zoning district in which property is located. Contact Department of Inspection Services for further information.**

### BUILDING PERMIT APPLICATION PROCESS:

Property owner or contractor must provide the following documents to the Director of Inspection Services:

1. Two (2) copies of the property survey which shows the location of the fence.
2. Two (2) copies of a scaled drawing (or picture) of the fence.
3. One Greendale Building Permit application. (Must be completely filled out and signed)

Note: If the subdivision where you live has an active Homeowners Association, you must obtain their approval before submitting your building permit to the Village.