

City Code Section 10-6-12: Fences

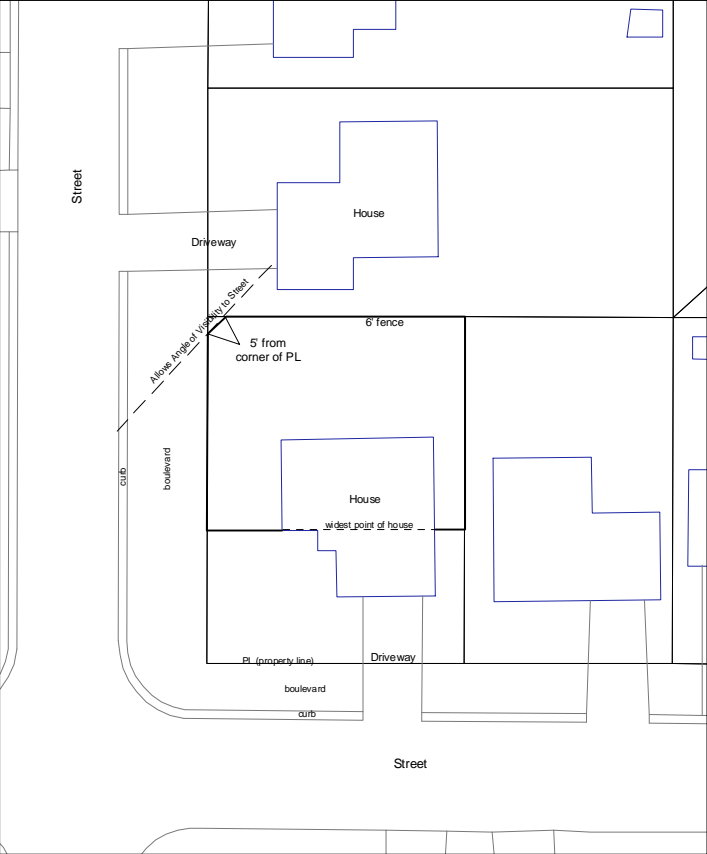
Fences shall be permitted in all yards subject to the following:

- (A) **Residential Fence Heights:** In residential districts four foot (4') fences may be located on any lot line except that fences on interior lots may be six feet (6') in height on the side and rear lot lines beginning at the nearest front corner of the principal building.
- (B) **Corner Lots:** Fences up to six feet (6') in height may be constructed on the side and rear lot lines behind the nearest front corner of the principal building subject to the following:
 - 1. The front corner of the principal building is defined as beginning at the widest point of the structure's front street facing foundation as determined by its street address.
 - 2. No fence over four feet (4') in height shall be located within the triangle of visibility which is that area within a triangle created by measuring from a point on the curb or edge of the street closest to the center of the intersection, down the front curb lines or edge of the intersecting streets thirty feet (30'), and then connecting these end points with a straight line.
 - 3. When a fence is adjacent to a driveway of a neighboring lot, a 5 feet triangle of visibility or a 5 feet setback along the street side shall be provided at the intersecting lot lines.
- (C) **Varying Setbacks:** Should the fence be located between principal buildings with varying setbacks on adjacent lots, a fence up to six feet (6') in height may not extend beyond the average setback of the two (2) buildings.
- (D) **Variance:** A variance is required for fences over six feet (6') and up to eight feet (8') in height when constructed within the buildable areas of lots in residential districts.
- (E) **Commercial And Industrial Districts:** Fences located within commercial and industrial districts may be located on any lot line up to a height of eight feet (8') except in the required front yard.
- (F) **Site Plan; Building Permit:** A site plan or legal survey with the location of the proposed fence shall be submitted to the Building Inspection Division for approval for all fences over four feet (4') in height. An application for a building permit is required for all fences exceeding six feet (6') in height.
- (G) **Materials:** Fences in all districts, except agricultural, shall be constructed of materials widely accepted in the fencing industry. No plywood boards, canvas, plastic sheeting, metal sheeting or similar material shall be used for any fence construction.
- (H) **Maintenance:** All fences shall be maintained in good condition and vertical position, and any missing or deteriorated wood slats, pickets, other fencing material, or structural elements shall be replaced in a timely manner with the same quality of material and workmanship.

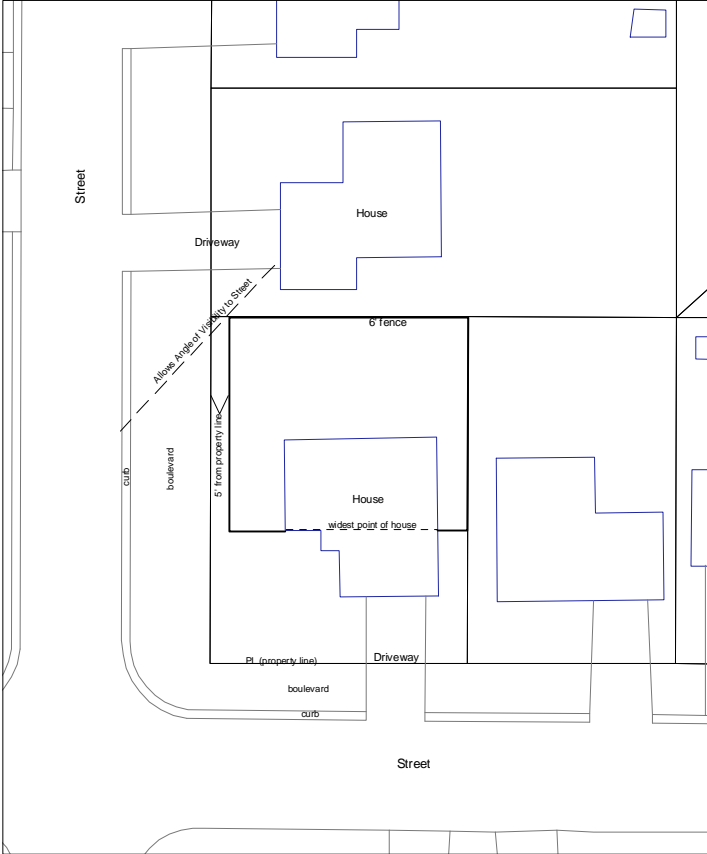
The City of Farmington does not provide surveying services to locate property corners; it is the homeowner's responsibility to identify property lines. A survey of your property may be on file at City Hall. Placement of fences must be totally within the property boundary. Fences may tie into adjoining properties with the written permission and understanding of both property owners; current and future property owners should be made aware of any agreement(s).

Homeowners with corner lots may place their fence along the property line when an adjacent homeowner's driveway is not adjacent to the fence. In the case that a driveway is adjacent to a proposed fence one of the following two options must be used.

Option 1: With Adjacent Driveway
Fence Angled at Property Corner 5 feet



Option 2: With Adjacent Driveway
Fence set 5 feet from Property Line



Interior Lot

