

Centerville City Setbacks and Fence Construction Criteria

Section 12-55-110, Centerville City Ordinance

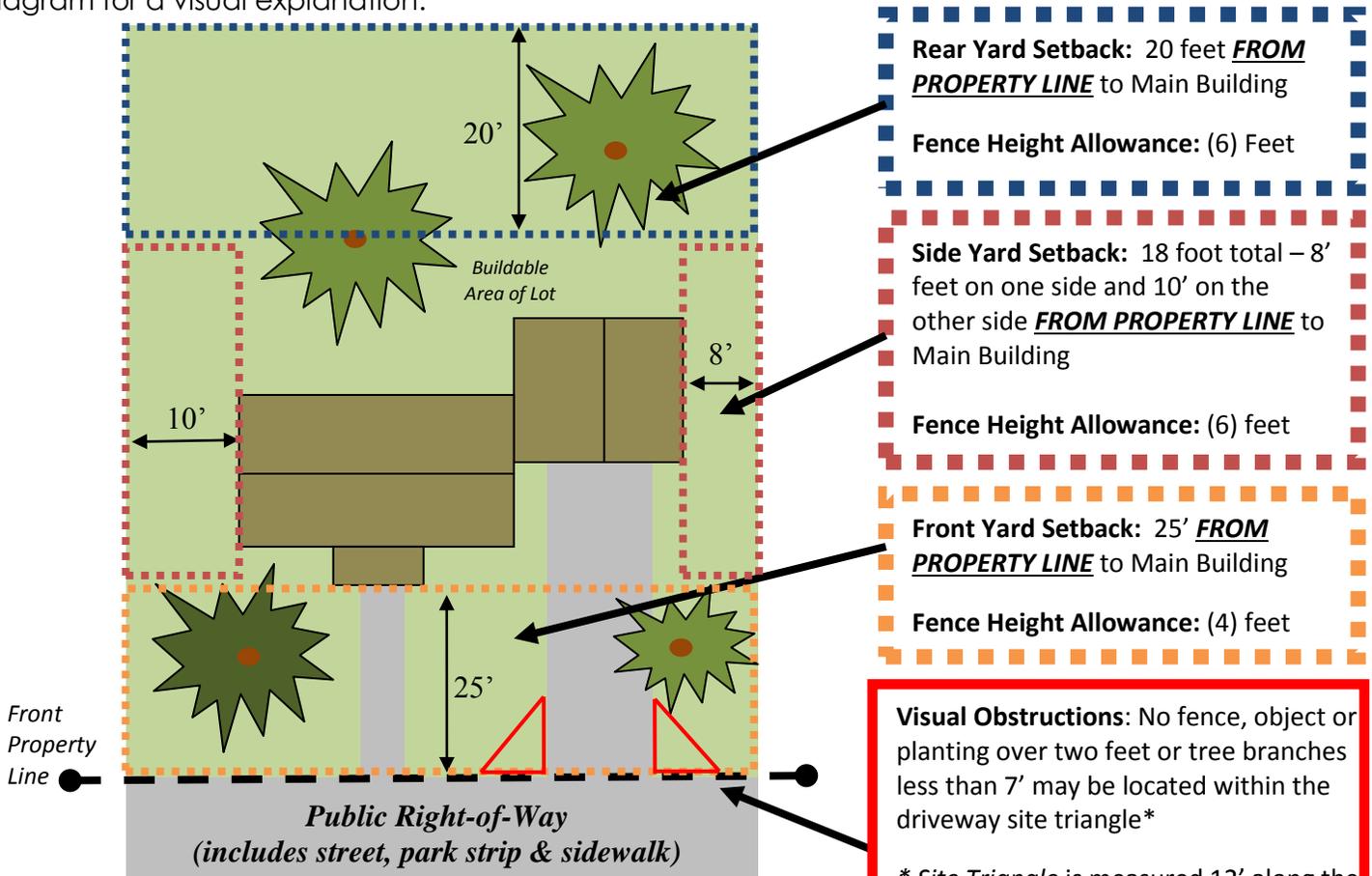


Do I need to obtain a permit for a fence?

No permit is required to construct or place a fence (*chain-link, vinyl, wood, masonry, etc.*) along a property line or within the property boundary. However, other city ordinances do apply. Exception, if you are constructing a **retaining or other load bearing wall**, a building permit is **required** for such structures over 4' in height (*measured from bottom of footing or wall to the highest point*).

Does Centerville have height restrictions for fences?

Yes, within any **rear or side yard** area, the fence cannot exceed more than six feet (6') in height. Within all required **front yard areas** the height may not exceed four feet (4') - see diagram for a visual explanation.



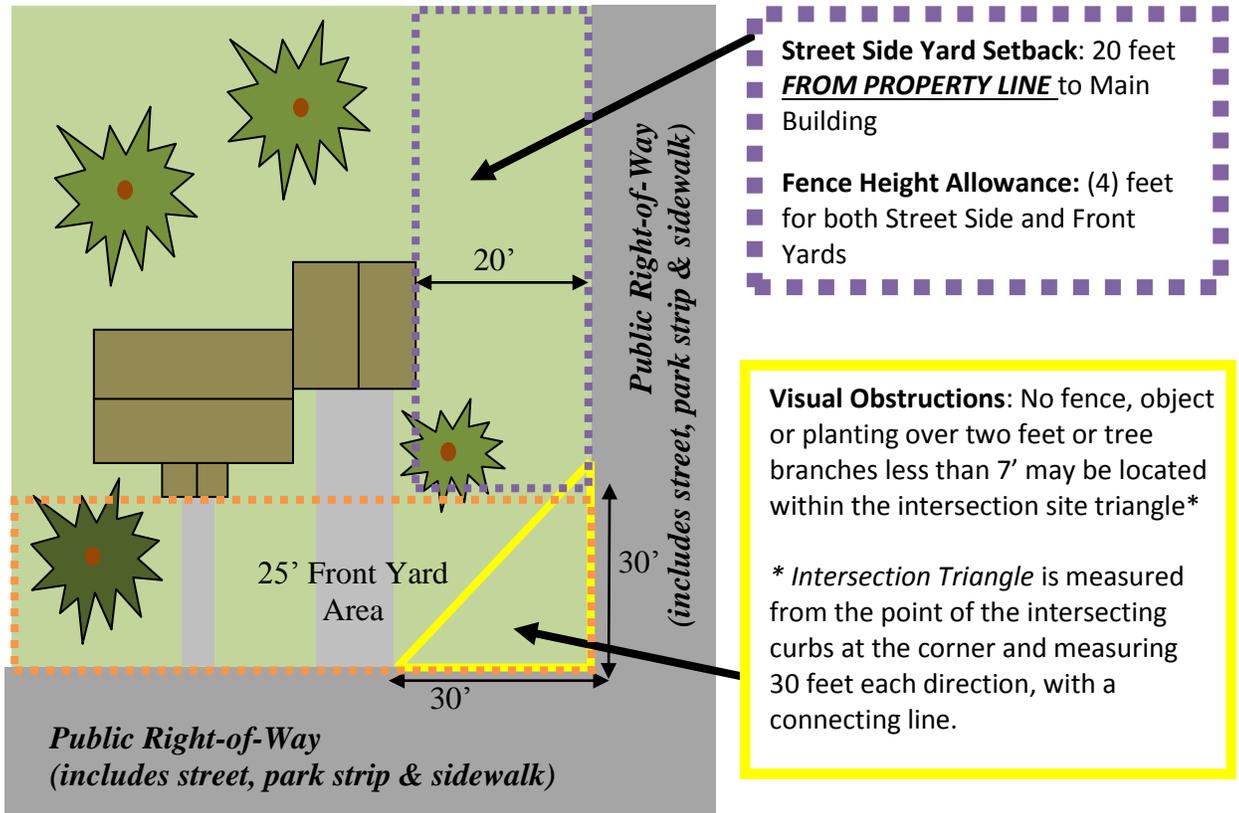
Note: The above diagram represents a typical lot in a Residential-Low (R-L) Zone, if your fence will be located within a different zone please see Section 12-55-110 of the Centerville City Ordinance, or contact a representative from the Community Development Department at 801-292-8232

Are there any exceptions to the height restrictions?

The Planning Commission may approve higher fences up to ten feet tall in a rear or side yard in the following zones: **Medium & High Residential Districts, All Public Facility, Commercial, and Industrial Districts**. Such exception is only granted if the findings show that it's in the best interest of the Community.

I live on a corner lot; do other restrictions apply to my property?

Yes, in addition to the typical front, side, and rear yard requirements (*including the driveway site triangle*), the standards for a Street Side Yard and the Intersection Site Triangle are applicable - see diagram for a visual explanation.



Can a front yard or street side yard fence be placed adjacent and run parallel to the sidewalk?

A Fence may be placed directly adjacent to a sidewalk **if your property line is located directly behind the sidewalk**. Otherwise, if it is located deeper into the lot, it must run parallel along the actual property line. The fence cannot exceed 4 feet in height and all applicable visual obstruction triangles are required.

How do I find my property line?

Sometimes this can be difficult, we recommend the following: Look at your **subdivision or parcel plat for recorded measurements**, observe **adjacent property lines** in front and behind your property to deduce the probable parcel boundaries and coordinate placement with your neighbors. You may need to **have the site professionally surveyed to legally locate your property lines**. In all circumstances, the owner is responsible for locating the legal property line.

I want to place a fence on the top of my retaining wall, is this acceptable?

This is acceptable, however, **the average elevation of the retaining wall must first be determined**, and then the six feet is measured from that point. Regardless of the recognized average measurement, a fence height of four feet is always allowed.

This flyer is to assist with understanding the fence regulations you may need to review Section 12-55 of the Zoning Ordinance to ensure compliance with applicable codes and ordinances (www.centervilleut.net)

If you have any questions, you may contact the Centerville City Community Development Department at 801-292-8232 or visit us at 655 North 1250 West