



Fencing Guidelines

To view the City's complete fence regulations
See Chapter 110-5.7 of the Land Development Regulations



Development Services Department

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<http://www.eustis.org>



What is a fence? A broad definition is an artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas. In this handout, a wall is synonymous with a fence. The City's Land Development Regulations classify fences and walls as accessory structures. Accessory structures are incidental to a principal structure or dwelling. This means fences, as well as other accessory structures, cannot be installed on property without a primary structure present.

Do I need a permit to install a fence?

Yes. See the fee schedule for fees.

First, download and fill out the permit from the Building Department's webpage or pick one up at the Building Department office at 111 E. Orange Avenue, City Hall.

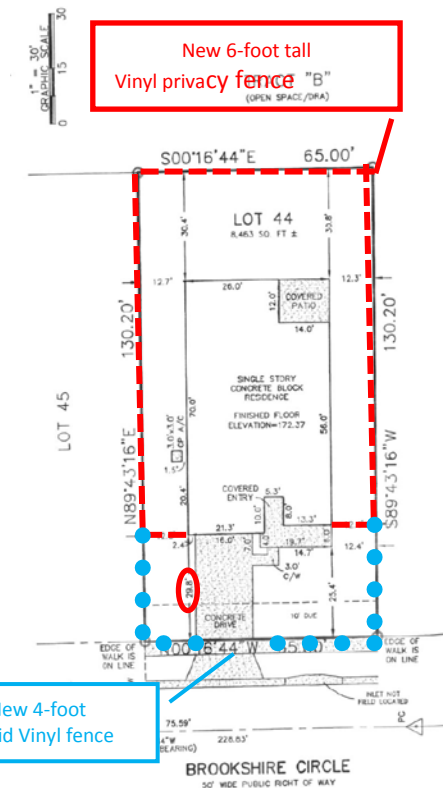
Second, provide a site plan of your property showing the property boundaries and structures, and most importantly, the location of the proposed fence. Examples would be a copy of the survey received when you bought your property, or a scaled and dimensioned, hand drawn site plan. Note that fences exceeding 6-feet in height, non-residential fences and fences of concrete, block, stone, brick, etc. require signed and sealed drawings.

Third, submit the permit in person, email to building@ci.eustis.fl.us, or fax to (352) 589-2651.

Fourth, pick up your permit.

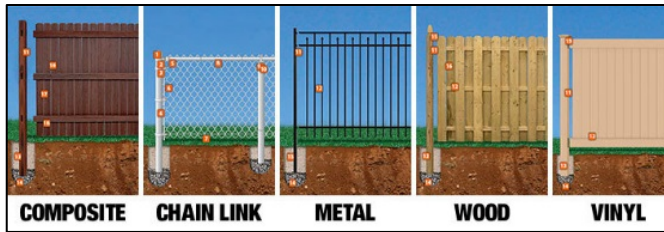
Fifth, when the fence is installed, call the Building Department to schedule a final inspection (352) 483-5462.

Where are fences allowed? Fences are allowed on any property with a primary structure, and may be placed on the property line if in compliance with height limitations and other restrictions.



What fence materials are allowed?

The most commonly used materials are wood, vinyl, chain link, metal, stone, brick and masonry. Be sure the portion of the fence in contact with the ground (posts or fencing) is resistant to decay and termites. Wooden posts must be pressure treated. If your fence has a "good" side, it needs to face toward the road.



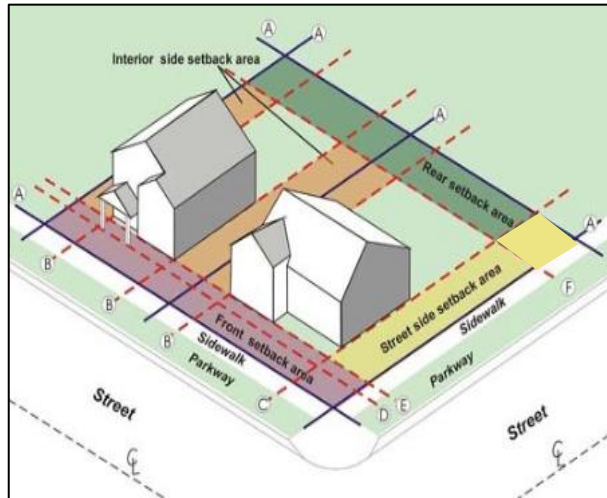
How tall can I build my fence, and what other restrictions apply? Fence height is dependent upon the setback area where the fence will be located.

Setbacks: There are three types of setbacks: street (front), common (side), and rear. Lots with multiple street fronts are special. Street side yards and street rear yards are called secondary streets and fence height is adjusted to accommodate these special conditions.

Opaque vs. Open: Fence height is also adjusted by fence style. Opaque (solid) fences are best for privacy because you can't see through them. Examples include board on board, vinyl privacy, and brick. Typical open fence styles are chain link, picket, lattice, and wrought iron.

In the *front street setback (primary)*, a fence may be only 4 feet tall, regardless of fence style (**purple area**).

In the *street side setback (secondary) or through lots*, open fences may be 6 feet tall, but opaque fences are limited to 4 feet tall with an option to add 2-feet of open fencing on top (**yellow area**).



In *common (interior) and rear yard setbacks*, open fences may be 8-feet tall. Opaque fences may be 6 feet tall with an option to add 2-feet of open fencing on top (**orange and green areas**).

Corner Lots: Maximum fence height is 4-feet tall if located in the visibility triangle.

Historic Districts: If you live in the Washington Avenue Historic District, contact Development Services at (352) 483-5460 for further guidance.

Easements: Fences placed in utility easements are at the property owner's risk. If work done in the easement damages the fence, the easement owner is not responsible for repair/replacement.

Barbed wire: Barbed wire can only be used in agricultural or conservation districts.

Drainage: Fences or hedges may not impede drainage flow on land or in water bodies. Fences may extend into a natural water body up to 25 feet, but cannot enclose the property within the water body, interfere with water flow, or create navigational hazards.

Can landscaping be used as a fence?

There are no codes restricting the use of landscaping as a visual or physical barrier or fence, provided the landscaping is properly maintained and does not become obnoxiously overgrown. A fence permit is not required for a landscape hedge.



Must I maintain my fence?



Yes, Section 34-113(3) and Section 50-26, IPMC Section 302.7 require all structures and yards to be maintained, to not become an eyesore or depreciate property values. All fences shall be maintained in good condition, free of cracking, discoloration, peeling and fading, kept free of debris, and maintained structurally sound and in good repair.

Generally, replacement of individual slats or boards does not require a permit, but replacement of entire sections requires a permit.