

Fence Specifications:

- *Must attach plot plan/mortgage survey showing residence, feck location, dimensions and distance from property lines
- * OOPS- call before you dig to locate underground lines. Call 811
- *Show location (if any) of electric service box
- *If using contractor they must be registered in the City of Delaware

CHAIN LINK FENCE REQUIREMENTS:

1. Post hole depth is half the height of the fence with a minimum of 24 inches
2. Finished side of fence to face neighbors' properties
3. Property owner must ascertain location of property lines and make sure fence is not encroaching on any neighboring property
4. This style of fence can be installed only in the side and rear yards
5. Maximum fence height is six (6) feet above grade
6. Landscape screening may be required
7. Posthole (if dug) and Final inspections are required

ORNAMENTAL FENCE REQUIREMENTS: (Rail, Split Rail or Wrought Iron):

1. Post hole depth is half the height of the fence with a minimum of 24 inches
2. Finished side of fence to face neighbors' properties
3. Property owner must ascertain location of property lines and make sure fence is not encroaching on any neighboring property
4. Ornamental fences can be placed in the front, side and rear yards
5. Posthole and Final inspections are required

PRIVACY FENCE REQUIREMENTS:

1. Post hole depth is half the height of the fence with a minimum of 24 inches
2. Finished side of fence to face neighbors' properties
3. Property owner must ascertain location of property lines and make sure fence is not encroaching on any neighboring property
4. This style of fence is permitted only in rear and side yards
5. Maximum fence height is six (6) feet above finished grade
6. Posthole and Final inspections are required
7. Landscape screening may be required

Front Yards: Ornamental (50% of the area open) fences are permitted to enclose the front yard between the building setback line and the front yard property lines. The ornamental fence cannot exceed four (4) feet in height.

Building Setback Line: In most cases the residence is positioned on the lot at the building setback line or lines. Refer to your survey plat.

Corner Lots: Corner lots which abut two streets have front yards on both streets. The only fences permitted between the front of the structure and the property lines are open ornamental fences. The ornamental fence cannot exceed four (4) feet in height.

Maintenance: Permitted fences shall be maintained in good condition, be structurally sound and attractively finished at all times. Any grounds between such fences and property lines shall be maintained at all times. Any such fences permitted along the property line shall be constructed and finished so that the supporting members thereof shall face the property of the owner of the fence.

IMPORTANT POINTS OF INTEREST:

Fences shall not be installed directly on the property line so as not to encroach on a neighboring property.

When gates are installed, bracing is to be used to keep gate from sagging.

A fence can be constructed within a utility easement. However, if the utility company has to work within that easement, they can remove the fence and not be held accountable for reinstalling the fence.

Fences can enclose electrical transformers, cable boxes or telephone boxes when located within an easement. However, these utilities must remain accessible for servicing. A three (3) foot clearance must be maintained around the opening side of the utility equipment.

Keep all fences 6 in above drainage swales or watercourses.

Permit and plans must be left outside in plastic bag beside area of fence so the inspector can locate easily. City of Delaware Inspectors will not knock or ring door bell if the permit and plans are not found.