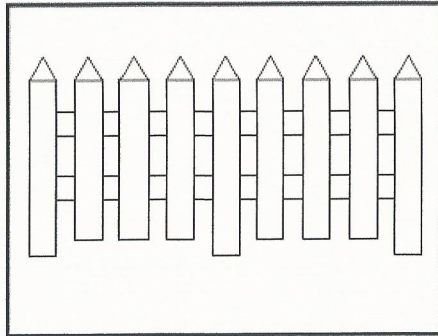


## NOW YOU KNOW

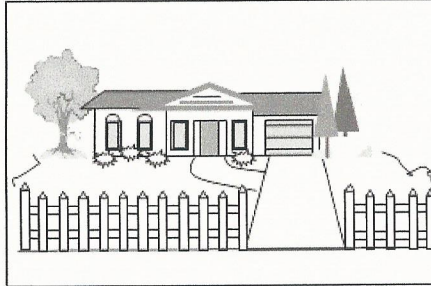


## RULES FOR FENCES IN RESIDENTIAL AREAS



### ZONING/CODE COMPLIANCE DEPARTMENT

ZN 2012



One of the most common improvements people make to their property is the installation of fences.

Fences can serve a variety of purposes. They can provide security, keep children away from swimming pools, keep animals confined, or provide a buffer from surrounding areas.

They can be constructed of many different kinds of materials. Many people creatively use decorative bushes and shrubbery. While not properly considered "fences", some people desire the strength and security of concrete or block walls, or mix block walls with other fencing materials to create a particular look.

Whatever their purpose or construction, all of these structures have one thing in common – they are all regulated by the Pasco County Land Development Code (Section 1003, SS 1003.1).

The purpose of this pamphlet is to help you build your fence in accordance with these regulations. Fencing regulations covered by this pamphlet exclude Industrial, Commercial, Agricultural, and Estate-Residential zoning districts. We have tried to answer the most frequently asked questions to help steer you away from problems. Following these regulations can help you avoid complaints by neighbors, homeowners' associations, and the Pasco County Code Compliance Department.

### FAQ's

#### 1. Do I need a building permit to build a fence?

A building permit is not usually required when building a fence. Fences constructed entirely of chain link, wood, PVC, or shrubbery will not require a building permit.

You will need a building permit if you intend to build a concrete or block wall, or if you are constructing concrete or block corner posts interspaced with other materials.

If you are not sure whether a building permit is required, call your nearest Pasco County Central Permitting office.

New Port Richey - (727) 847-8126  
Land O' Lakes - (813) 929-2679  
Dade City - (352) 521-4279

#### 2. Do I need anyone else's approval to build a fence?

Possibly. Many residential areas are governed by "Deed Restrictions" that may be more restrictive than County regulations. If deed restrictions apply to your lot, read them or speak to your homeowners' association.

If you do not know whether deed restrictions apply, you can research this in the Clerk of the Circuit Court's office, Recording Division. Two offices are available to serve you

New Port Richey - West Pasco Government Center  
8731 Citizens Drive, Suite 230

Dade City - East Pasco Government Center  
38063 Live Oak Avenue

#### 3. Can I put a fence over an easement on my property?

Generally, you can place a fence over a drainage, conservation, or utility easement on your property. There are two factors you should take into account for utility easements. First, you should call the "Underground Utilities Locating Service" at 1-800-282-8881 to see if any underground cables exist where you are planning to build. This service is free and will help prevent the breaking of an underground cable (repaired at your expense), or encountering a potentially life threatening situation with underground power or gas lines. Second, you should keep in mind that a utility company can take down your

fence (at your expense) if they need to gain access to the utility easement.

Fences should not be placed over an ingress/egress easement. Also, the County does not allow fences to be placed over any easement when a building permit would be required.

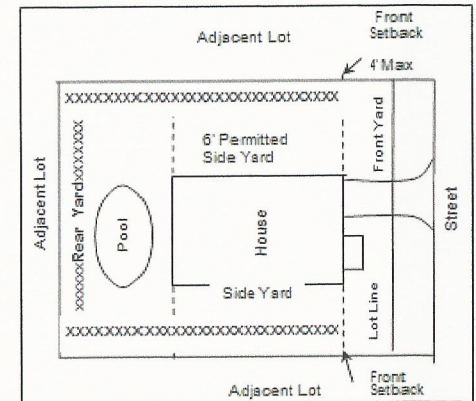
#### 4. Are there any fencing materials that are prohibited?

Yes, barbed wire, razor wire, corrugated metal, sheet aluminum, or similar materials may not be used in residential districts.

#### 5. How high can I build my fence?

The maximum height allowed would depend on the area in which the fence is to be installed. The example below identifies "front", "side", and "rear" yards. Please read the rest of this pamphlet to see if any other restrictions apply to your specific situation.

Standard Lot x = Fence



### FRONT YARDS:

Fences in "front" yards are normally limited to four feet in height.

The exact depth of your front yard will depend on the zoning classification of your individual lot.

You can generally assume that your front yard begins at the "front building line" of your house. This front building line generally excludes any appurtenances such as porches, stoops, and bay windows.

**Side and Rear Yards:**

Fences in "side" and "rear" yards are normally limited to six feet in height.

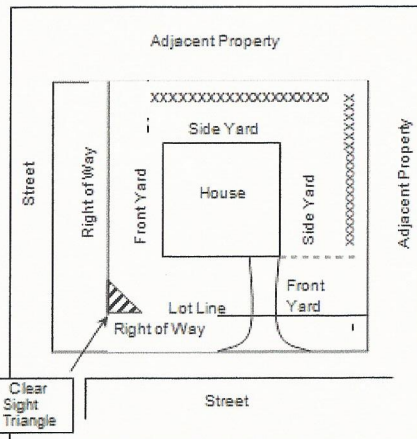
**6. What if I am on a corner lot?**

If your house is on a corner lot, it presents two special considerations:

**Multiple Frontage (Corner) Lot:**

A corner or multiple frontage lot is somewhat different. The example below shows that corner lots have two (or more) "front" yards. Any side that faces a street is considered to be a front yard. Fences built in any front yard on a residentially zoned lot cannot exceed four feet in height. (See also the Section on "clear sight triangle" for other requirements).

**Multiple Frontage (Corner) Lot**



o **Clear Sight Triangle:**

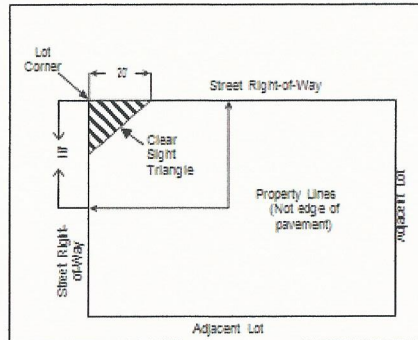
Corner lots present a special problem when placing fences. If a high fence is placed too close to the street corner, it will impede the view of motorists checking the intersecting street for traffic.

Fences within the "clear-sight triangle" are limited to 3-1/2 feet in height.

The "clear-sight triangle" can be determined by:

- o Identifying the property lines that make the corner in question.
- o Identifying the corner of your property.
- o Measuring 20 feet from the corner in each direction along your property lines; and
- o Drawing an imaginary line between the two points identified above.

**Clear Sight Triangle**



Be sure to measure along your property lines and not the "edge of pavement". Some of the road right-of-way may not be paved, but instead used for drainage or sidewalks.

**7. Are there any restrictions on fences on waterfront property?**

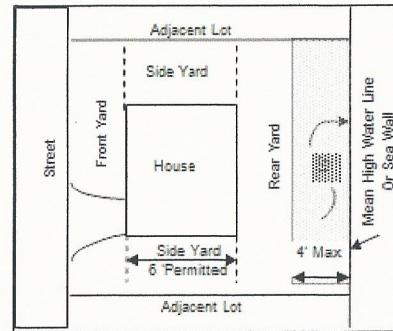
Yes, fences are not allowed along the "water side" of the property, or in the side yard unless these conditions are met:

All fences in the rear yard or abutting the water on waterfront property shall be a maximum height of four (4) feet and shall be so constructed so as to not obstruct vision within fifteen (15) feet of the rear property line or the mean high water line.

Fences in side yards may be a maximum of six (6) feet in height so long as they do not extend in front of or to the rear of the dwelling structure.

The example below shows a shaded area within 15 feet of the mean high water line in which only a chain link fence of no more than four feet in height may be placed.

**Waterfront Lot**

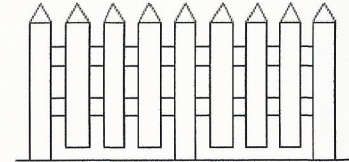


**8. Are there any visual requirements for fences?**

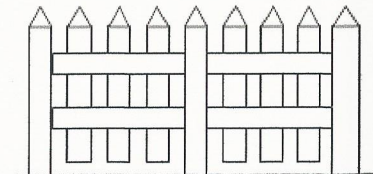
Yes, there are two requirements.

- o The fence must not be in a dilapidated condition that presents a safety threat to neighbors; and
- o The "finished" side of the fence must face away from your property. The example on the next page demonstrates the "finished" and "rough" sides of a wooden picket fence.

Finished Side  
(Faces Away From Your Property)



Rough Side  
(Faces Toward Your Property)



**9. What should I do if I am not sure I will comply with the fence regulations?**

You may visit the Zoning/Code Enforcement offices with any concerns you may have.

It would be helpful if you could draw a site plan showing your lot, the house, and where you propose to build the fence. Bring the site plan to one of the Zoning or Code Enforcement offices at the addresses listed below, or fax it to the numbers and we will review your plans and answer any questions you may have.

Zoning/Code Compliance Dept.  
West Pasco Government Center  
8731 Citizens Drive, Suite 140 or 230  
New Port Richey, FL 34664  
Tel: Code: (727) 847-8171  
Zoning: (727) 847-8142  
Fax: Code: (727) 847-8191  
Zoning: (727) 847-8084

Zoning Dept.  
East Pasco Government Center  
14236 6<sup>th</sup> Street, Suite 203  
Dade City, FL 33525  
Tel: (352) 521-5279, Ext. 4701  
Fax: (352) 521-4298