

# City of Alliance Building Guide



## Fences

### General Requirements:

1. **Permit Required:** No fence shall be erected, constructed, reconstructed, or moved until a permit has been obtained from the Community Development Department.
2. **Site Plan:** Property owners are required to provide a site layout of the lot showing the lot dimensions, existing structures, easements, the proposed fence location with measurements from lot lines, the fence height, the amount of closed fence construction, and fence material.
3. **Lot Lines:** Property owners are responsible for locating lot lines prior to any permit being issued.
4. **Fence Location:** All fences must be on the applicant's property and not extent beyond lot lines. Permit applications for fences centered on the lot line shall have the neighboring lot owner of record's signature on the application in addition to the applicants.
5. **Locates:** Permit holders are responsible for calling for underground utility locates before digging.
6. **Easement:** If a fence is built within any City easement, the City shall not be responsible for any repair or replacement of any removed portion of the fence during routine or emergency maintenance of utilities. Fences built in easements shall be designed and constructed in such a way that they are easily removable by the owner when requested by the City. The City reserves the right to require the removal of any fence built in the City easement without City permission.
7. **Electric Fence:** Electrically charged fences are allowed only in an R-R or Ag zoned lot, and they must be clearly marked in a conspicuous manner.
8. **Inspections:** Permit holders are responsible for scheduling inspections. Inspections should be called for after staking out the property and a final inspection.
9. **Maintenance:** The City Manager or designee may order any dilapidated, dangerous, or nonconforming fence to be repaired or removed.

This handout was prepared according to the City of Alliance Municipal Code. This handout is not intended to cover all circumstances. Additional information may be required by the City before approving any permit application.

### Contact Information:

City of Alliance  
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324 Laramie Avenue  
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[www.cityofalliance.net](http://www.cityofalliance.net)

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### C-0, C-1, and all Residential Zoning Districts Requirements:

#### Location and Height:

1. **Facing the front lot line within 25 feet of said line on an interior lot:** An open fence or a closed fence with no more than 50% closed construction and not exceeding 48 inches in height. The portion of the fence that sits between the front building line of a nonconforming principal building, excluding any porches, patios, or enclosed entryways, and the front lot line setback, may be constructed using the criteria in Part 5 with the approval of the neighboring property owner.
2. **Facing the front lot line within 25 feet of said line on a corner lot:** Any fence constructed within the fence vision triangle must not be more than 50% closed construction and not exceeding 48 inches in height. Fences outside the fence vision triangle may be constructed using the criteria in Part 1.
3. **Facing the side lot line adjacent to the side street on a corner lot:** Any fence constructed within the fence vision triangle or within a driveway vision triangle must not be more than 50% closed construction. Fences outside the fence vision triangle or driveway vision triangle may follow the guideline in Part 5.
4. **Facing the interior side lot line within 25 feet of the front property line:** Any open fence or closed fence not exceeding 48 inches in height. The portion of the fence that sits between the front building line of a nonconforming principal building, excluding any porches, patios, or enclosed entryways, may be built using the criteria in Part (5) of this Subsection with the approval of the neighboring property owner.
5. **Fences along all other lot lines:** May be open or closed and limited to 72 inches in height.

#### Material: All fences shall be constructed using only the following fencing material:

1. Board wood not exceeding 12 inches in width.
2. Polyvinyl Chloride (PVC) or other plastics similar in appearance.
3. Fiberglass.
4. Wrought iron.
5. Wood simulated composite.
6. Masonry.
7. Chain link (not chain), decorative wire, or decorative border fencing.
8. Chicken wire, barbed wire, welded wire, kennel type fencing, corrals, and electrically charged fences are not permitted except in R-R zoning.

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### All Other Zoning District Requirements:

#### Location and Height:

1. Fences may not be greater than 96 inches in height provided any portion of the fence above 72 inches shall not exceed more than 50 percent closed construction except fences constructed for junkyards.
2. A closed fence shall not be allowed within the fence vision triangle or driveway vision triangle (fences in C-2 are exempt from all vision triangle requirements).
3. In all districts except C-2, barbed wire or similar material may be allowed to construct the portion of the fence greater than 84 inches in height as long as such wire does not protrude into a public right-of-way or into the neighboring property. In C-3 districts, the portion of the fence containing barbed wire must be located in the rear or side yard.
4. Single Family Residences located in Industrial districts shall be required to follow the residential fence requirements.

#### Material: All fences shall be constructed using only the following fencing material:

1. Board wood not exceeding 12 inches in width.
2. Polyvinyl Chloride (PVC) or other plastics similar in appearance.
3. Fiberglass.
4. Wrought iron.
5. Wood simulated composite.
6. Masonry.
7. Chain link (not chain), decorative wire, or decorative border fencing.
8. Non-reflective steel or other similar metal paneling, painted or coated with rust resistant material; only if constructed in M-1, M-2, or M-3 zoning districts.
9. Chicken wire, barbed wire, welded wire, kennel type fencing, corral, and electrically charged fences are not permitted except in the Ag, Exclusive Agriculture zoning districts, or as allowed in the above code.

See the following page for sample site plans.

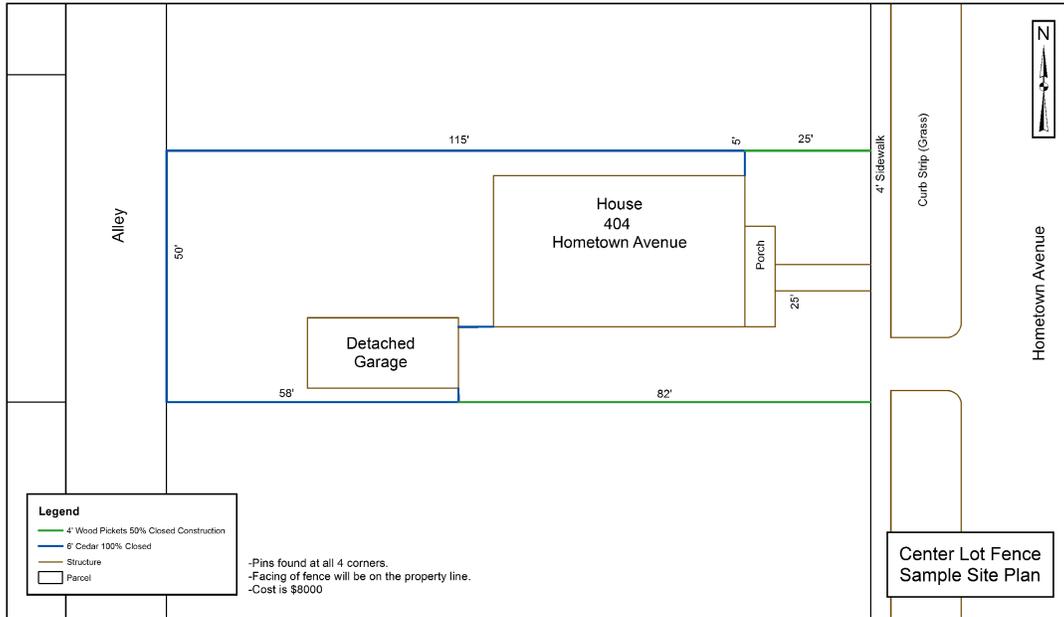
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### Sample Site Plans:

Center Lot:



Corner Lot:

