

# Residential Fence Permit Quick Guide:

Setbacks are the distance of the fence from your property line.  
Please review the City Code for full details regarding fencing.

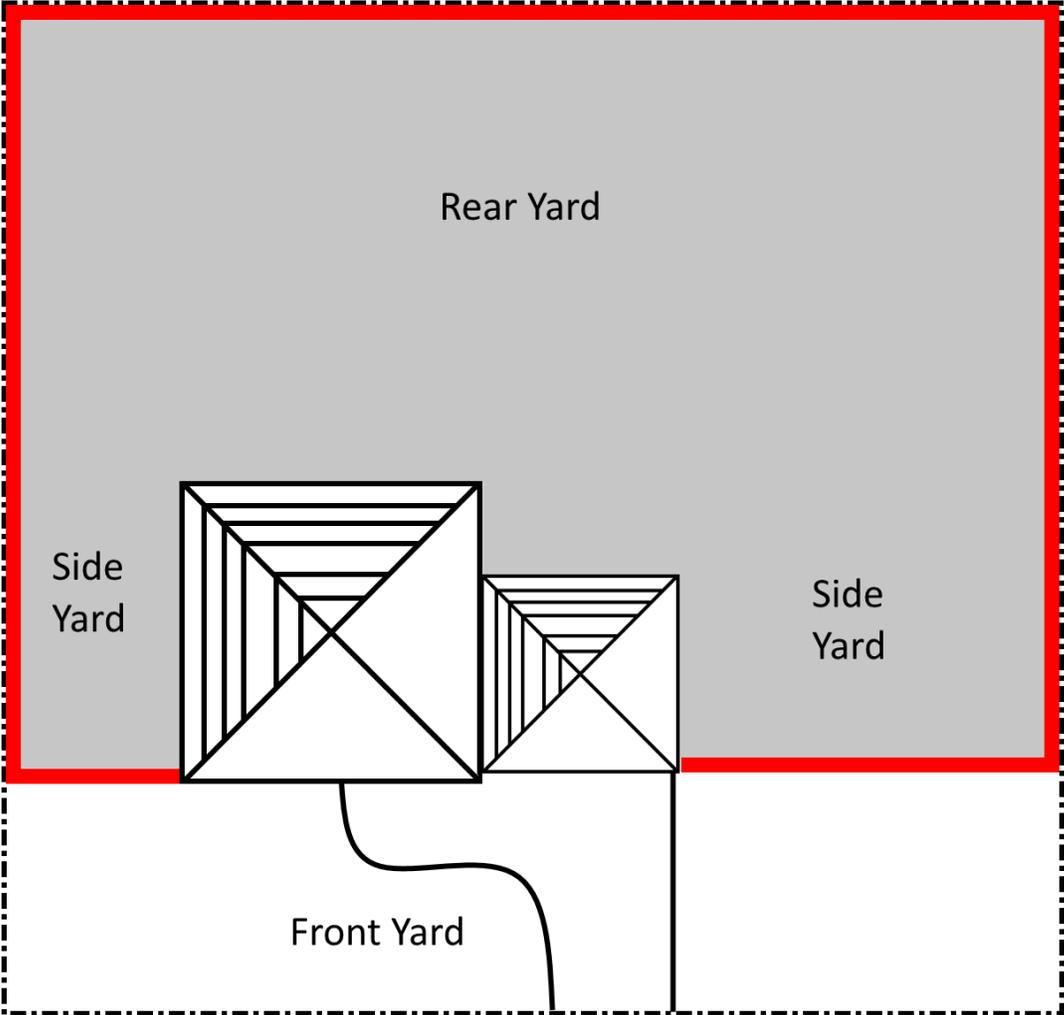
Fence plan checklist:

- Setbacks are not required on rear and side yards unless the property:
  - *borders an alley* -In this case the fence must be a minimum of 3 feet from the alley
  - *borders an alley intersection* - must also maintain the visibility triangle (see the last page for details)
  - *is a corner lot* - if this is the case the fence must be a minimum of 10 feet from the road and six inches from the sidewalk
- Cannot be in front of the house.
- Fences may not be taller than 6 feet.
- The “good” side of the fence, which reveals the least supports, must face out away from the property.
- Must be made of a uniform material
- Check for easements that may lead to needing to remove the fence in the future.
  - Call the city if you’re not sure: (574) 372-9550
- Submit an application and a birds-eye-view plan of where you’d like to place your fence with setback distances labeled.
  - You can draw the plan onto a survey or,
  - You can print off a satellite view of your house to draw it on from [warsaw.in.gov/gis](http://warsaw.in.gov/gis)
  - The more detail included in the application the better. Applications help to minimize future problems that could arise from the fence as related to city laws or easements.
  - There is a one time fee of \$5 per permit.

Full Fence regulations can be found in Zoning Code section 13.5

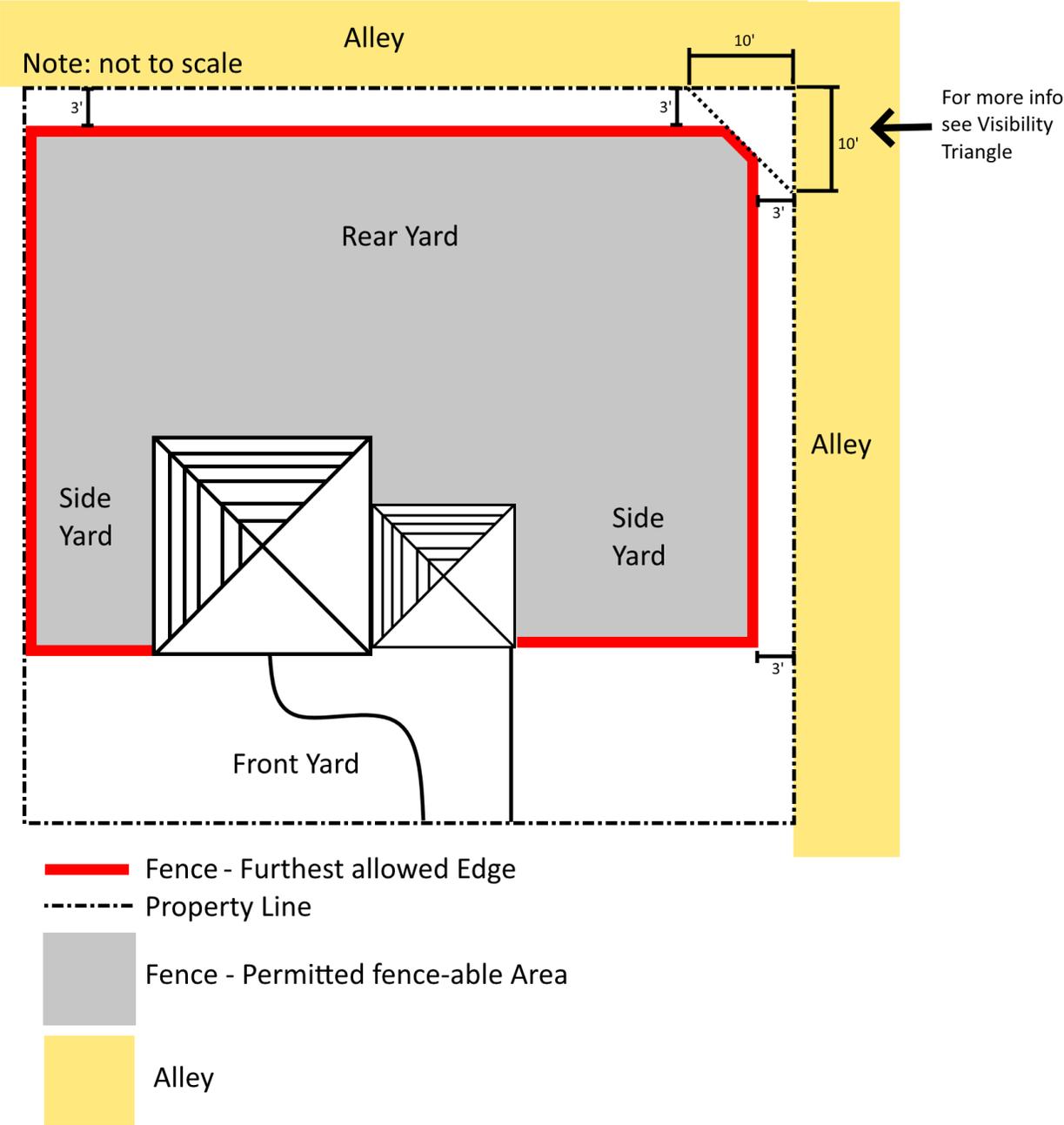
# Lots with roads only in the front

Note: not to scale



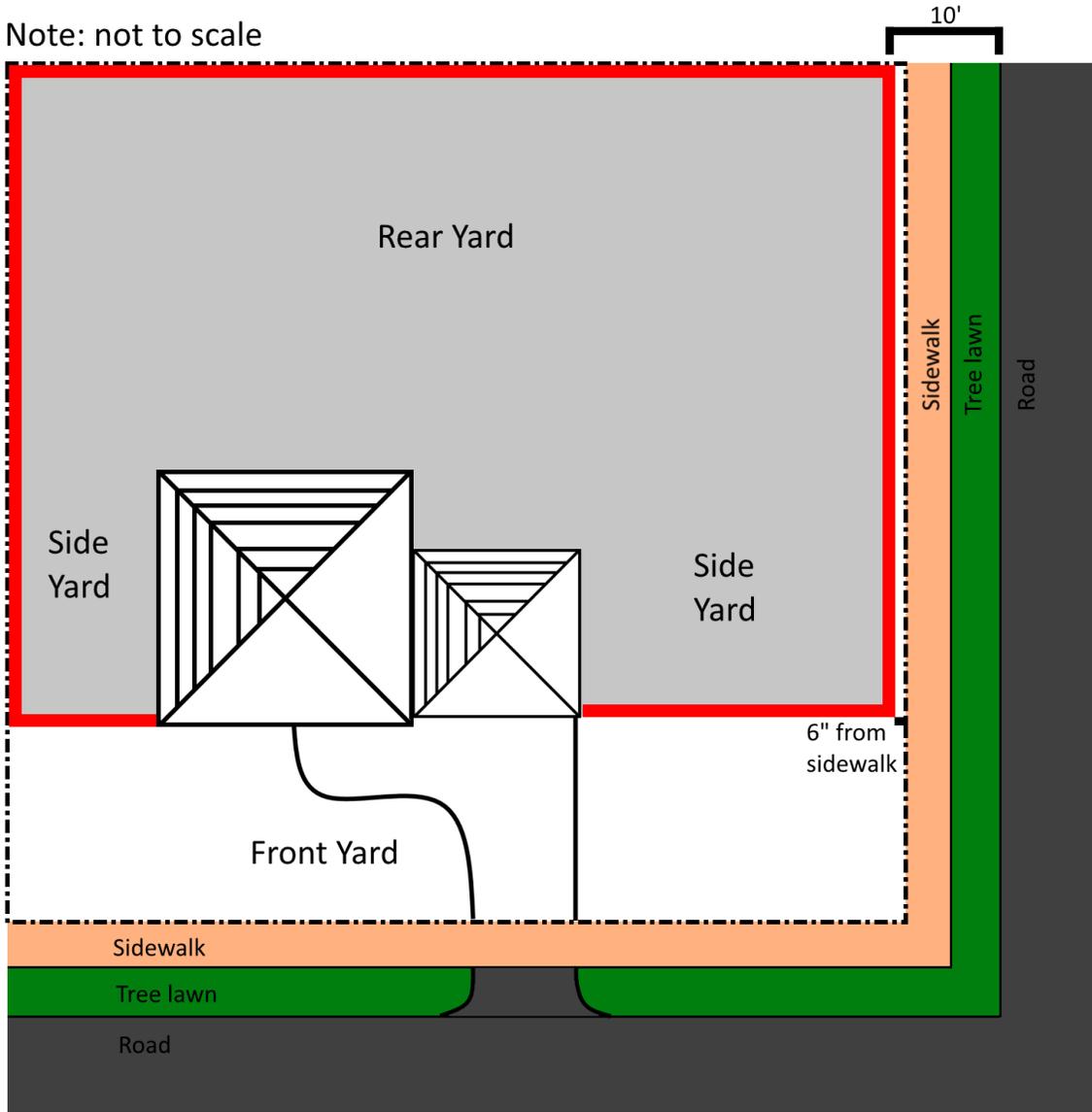
-  Fence - Furthest allowed Edge
-  Property Line
-  Fence - Permitted fence-able Area

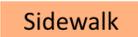
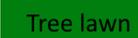
# Lots with alleys



# Corner Lots

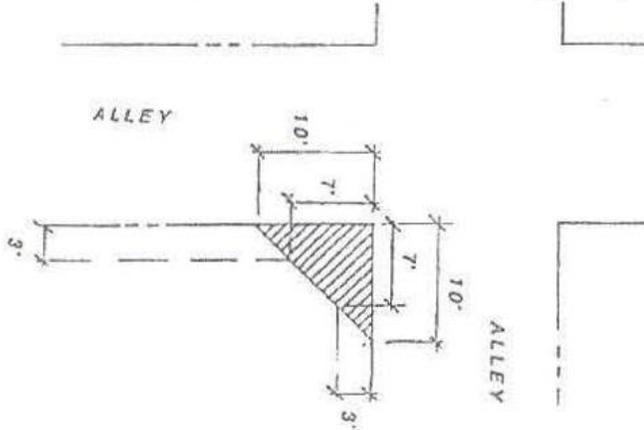
Note: not to scale



-  Fence - Furthest allowed Edge
-  Property Line
-  Fence - Permitted fence-able Area
-  Sidewalk
-  Tree lawn
-  Road

# Visibility Triangle

The corner of a property at an intersection of alleys must remain clear in order to allow for safe visibility while driving. This is known as the Visibility Triangle. It is defined by law as the below triangle:



*To measure this area and ensure it is not obstructed:* measure 10 feet down the property line from the corner and mark the location with a stake. Do the same for the other side. Connect the two stakes with a string. See below for an example. A fence cannot be built in the gray shaded area.

