



Fence/Wall Permit Application

Planning Department
 10001 US Highway 70
 Lakeland, TN 38002
 Telephone (901)867-2717

Site Address: _____ Parcel ID: _____

Provided with Submittal		For Office Use
	Completed Application	
	Site Plan showing the location of the fence	
	Schematic drawing or photograph of similar fence	
	Approval Letter from HOA (if property is in HOA) <small>Note: Signed Letters are required emails will not be accepted.</small>	

Conditions of Permit Issuance:

1. The finished side of the fence must face outward from the lot.
2. Subdivision covenants and restrictions may also govern fence/wall placement. Covenants/ private regulations ARE NOT enforceable by the City and may be more restrictive than City Ordinances.
3. The Plan/Permit is void if construction has not begun within six (6) months from the date the permit was issued.
4. The Plan/Permit is void if incorrect information is given on the application for the permit.
5. Once fence/wall construction is complete a final inspection must be scheduled with the City of Lakeland. Contact:
 Katrina Shields
 Code Enforcement Officer
kshields@lakelandtn.org
 901-867-5404
 Richard Donovan, AICP
 Planning Director
rdonovan@lakelandtn.org
6. Permit fees will not be accepted until permit is reviewed and approved.

Applicant and owner must sign to indicated that they have read and understand the fence regulations provided on the fence/wall information sheet and conditions of permit issuance.

 Signature of Person Completing & Submitting this Application _____
Date

 Signature of Owner (If applicant is not owner) _____
Date

IN GENERAL

Applicability. These standards apply to all Lots in all Zoning Districts.

Requirements. Fences and walls shall adhere to the following standards.

- a. Review and Permit Required. All fences require review and approval through the Minor Site Plan Review process (I.4.J), unless otherwise stated.
 - (1) Fences are considered part of a Lot's landscaping and shall be illustrated on a landscape plan (refer to III.5.A(4)) when being reviewed.
- b. Height. The maximum average height of any fence or wall shall be six (6) feet measured from the ground at the base of the fence or wall to the top of the fence boards or wall.
 - (1) Fences and walls located in the Front Yards shall be a maximum height of two and a half (2 1/2) feet with the following exceptions.
 - (a) Solid fences located in the Front Yards in the RE and A Districts may be a maximum height of four (4) feet.
 - (2) Solid fences are not permitted within twenty-five (25) feet of any intersection of the Front and Corner Side Property Line.
 - (3) Solid fences and walls over two and a half (2 1/2) feet are not permitted within twenty-five (25) feet of an Open Water body.
 - (4) Posts, decorative columns, light fixtures, or other decorative details are permitted to exceed the height limit by up to one (1) foot.
 - (5) On Lots with steep slopes at Property Lines, height may exceed six (6) feet up to a height that would not exceed six (6) feet above the existing Yard or house grade, but in no case, shall the height exceed ten (10) feet.
 - (a) Design Review Commission (DRC) review through the Site Plan (I.4.K) or Design Review Process (refer to I.4.Q) is required for all fences or walls exceeding six (6) feet in height because of steep slopes. Documentation justifying the additional height shall be provided, including such items as proof that a six (6) foot height fence or wall would not provide adequate privacy due to the slope.
 - (6) DRC review through the Site Plan (I.4.K) or Design Review Process (refer to I.4.Q) is

required for athletic and agricultural fencing over six (6) feet.

Drainage. No fence or wall shall impede or divert the flow of water through any drainage way.

Materials. All fences and walls shall meet the following requirements.

- a. Brick, stone, wood, composite wood, or metal are permitted fence and wall materials.
 - (1) PVC is permitted for all non-solid fencing.
 - (2) All materials shall be finished quality and durable, treated to prevent disease or decay
 - (3) Through Lot fences and walls on the Rear Property Line shall be solid, consisting of stone or brick, or wood fences with masonry or stone columns a minimum of every fifty (50) feet on center.
- b. Prohibited Materials. Barbed wire, chain link, exposed cinder or concrete block, metal mesh, and razor wire and single wire fences are prohibited in all Yards with the following exceptions.
 - (1) In RE and R1-R6 districts, chain link, single wire, and metal mesh fencing are permitted for dog runs and Animal pens, if they are fully screened from view of the street.
 - (2) In the M1-M3 districts, chain link and barbed wire fencing are permitted in Rear and Side Yards with DRC approval through the Site Plan (I.4.K) or Design Review Process (refer to I.4.Q).
 - (3) In the AG: Agriculture district, electric, metal mesh, and single wire fences are permitted in Rear and Side Yards, if warning signs two (2) square feet in area at installed at regular intervals with electric fencing.
 - (4) Chromate or vinyl coated chain link fabric fencing is permitted in the rear and side Yard in all districts, except for Through Lots.
- c. Finished Face. The finished side of a fence shall face outward from the Lot.

Maintenance. Fences and walls shall always be good condition by the Owner.

Location. Unless stipulated else where a fence may be placed on the owner's side of the property line. It is strongly recommended that property owners have the property lines marked by a registered land surveyor.

AS PART OF A FRONTAGE BUFFER

Fence. A minimum of three (3) and a maximum of four (4) feet in height steel or PVC picket fence is required, located two (2) feet from the back of curb of the vehicular area.

- (1) No other fence material is permitted.
- (2) Fence colors are limited to black, grey, or dark green.
- (3) Fence opacity shall be no greater than sixty (60) percent, no less than thirty (30) percent.
- (4) A gate opening of six (6) feet is permitted every one-hundred (100) feet.

- b. Level of Opacity. Fence opacity shall be no greater than sixty (60) percent.
- c. Gates or Openings. Gates or openings shall be provided on every Street Face at a minimum of every two hundred (200) feet.

AS PART OF A SIDE OR REAR BUFFER

Fence. One of the following shall be installed.

- C. A fence that is a minimum of four (4) and a maximum of six (6) feet in height steel or PVC picket fence shall be installed.
 - 1. No other fence material is permitted.
 - 2. Fence colors are limited to black, grey, or dark green.
 - 3. Fence opacity shall be no greater than sixty (60) percent, no less than thirty (30) percent.
 - 4. Requires installation of hedge.
- D. An opaque fence of six (6) feet in height shall be installed.
 - 1. Does not require the installation of hedge.

AS PART OF A CONSERVATION AREAS

Fencing. Conservation Areas may be fenced, if the following requirements are met.

- a. Height. Fencing shall be a maximum height of forty-two (42) inches.

AS PART OF OPEN SPACE

Fencing. Open Space Types may incorporate fencing if the requirements of III.5.P Fencing and Walls, are met. In addition, fencing on the Street Face of the open space shall meet the following requirements.

- (1) Height. Fencing shall be a maximum height of forty-two (42) inches.
- (2) Level of Opacity. Fence opacity shall be no greater than sixty (60) percent.
- (3) Gates or openings shall be provided on every Street Face at a minimum of every two hundred (200) feet.

AS PART OF A WIRELESS TRANSMISSION FACILITY

Security fencing shall be required and shall comply with the regulations set forth in Article III, Section 5(Q) of this Code for fencing. Security fencing (wood only) shall be required around the area of the wireless transmission facility. Other fencing requested by the user, in compliance with the Fence Regulations contained in this code shall be constructed, in addition to, and behind the required wood fencing.

IN A SCENIC CORRIDOR BUFFER

Fences are not permitted within Scenic Corridor Buffers.

