

Fences, Hedges & Dog Runs

Frequently Asked Questions:

Why Do I Need a Permit?

The permit and inspection process gives you, your neighbors, and the Village assurance that specific standards are met when expanding, altering, or repairing your property by complying with State and Local Code and Zoning Requirements. These standards are based on health, safety, and environmental considerations intended to protect the integrity of the building, the safety of its inhabitants, and the welfare of the public. Projects not completed according to code can affect aesthetics, values and quality of life in your neighborhood. Village building records are available from this department upon request. Prospective buyers can use these records to determine if permits were obtained and if compliance was achieved for specific projects.

When Do I Need a Building Permit?

A Building Permit is required prior to constructing and/or installing any fencing materials on your property. A permit is also required when replacing or altering an existing fence.

Who is Responsible for Obtaining a Permit?

The property owner is responsible for ensuring that a permit is obtained prior to work being started. Contractors can also apply and obtain permits on behalf of the property owner. Regardless of who secures a required permit, no construction or demolition may commence prior to obtaining the Building Permit and posting the placard in a front window or door visible from the road. Once a permit is obtained, the work must be started within six months or it will expire. If work is started within six months, the permit is valid for one year from the date of issuance.

Commencing work without a permit is subject to a late fee added to the normal permit fee. When unpermitted work is discovered, a Stop Work Order will be issued and a permit that accurately describes the work must be obtained before any work may resume.

How Do I Apply for a Building Permit?

Permits may be obtained from the Department of Buildings & Code Compliance, Monday through Friday, 8 am – 5 pm. To ensure staff availability for permit issuance, please call in advance.

It is also possible to submit the necessary application and drawings by e-mail, fax or mail for review and approval. Once reviewed, this office will contact you by phone or e-mail (information to be provided on the application) to advise of the results. It is also acceptable, once your application is approved for permit issuance, to submit payment by mail and upon receipt, the permit will be mailed to you. It is important to recognize, this process may take additional time, so please plan accordingly since the Building Permit is required to be posted on site prior to starting the project.

When applying for a Fence Permit, applicants must provide the following information:

- A completed Building Permit Application (available on the Department Web Page.)*
- A scaled, legible site plan which shows the following:*

- * Property lines and lot dimensions.
- * Location of all buildings on the property and distances to property lines.
- * Location of driveway(s), public streets and sidewalks.
- * Location, height, style, and length of the fence.
- * Fair market value of the installation

Please use this checklist to ensure you are providing the basic information needed to obtain your permit. Depending on site conditions additional information may be required after Village staff has reviewed your site plan.

Note: If you do not have a scaled site plan, you may purchase one from this office generated from the Village's Geographic Information System, for a nominal fee.

How Much Does the Permit Cost?

The Permit Fee Schedule may be found on our Department of Buildings & Code Compliance Web site accessed at www.hobart-wi.org

FENCE STANDARDS

Where Can I Install the Fence?

The fence may be installed in any location as long as the requirements of the Village of Hobart Zoning Ordinance are met. Please note the fence is allowed to be installed up to the property lines and it is the responsibility of the property owner/contractor to determine the location of their lot line and to ensure the fence does not encroach on neighboring properties, public right of ways or interfere with subdivision drainage features.

It is also the property owner/contractor's responsibility to ensure the fence is **not** installed in an easement and complies with any restrictive covenants placed upon the property.

Does the "Good Side" of the Fence Have to Face the Neighboring Property?

Yes. The Village Zoning Ordinance requires fences to be constructed with the **finished side facing the neighboring property**. The ordinance provides further clarification by stating: **"Where support posts are installed on one side of the fence, the posts shall be on the side facing the owner of the fence."**

Do I Need a Permit for Installing Hedges?

No permit is required for the installation of hedges; however, the same regulations that apply to fences also apply to hedges.

What Types of Material Can be Used?

Fences are required to be constructed of material reasonably suited for the purpose for which the fence is proposed to be used.

Please note Chain Link Fencing is prohibited in the Centennial Centre at Hobart and Orlando-Packerland Planned Development Zoning Districts. Please contact this office for further information.

What Types of Material are Prohibited?

Prohibited materials are found in the following Ordinance language:

Prohibited Materials: Barbed wire, razor wire, chain link fencing with barbed/sharp ends, above ground electric fencing, snow fencing, chicken wire, hardware cloth and fencing of similar materials except as provided by the following:

- a. Barbed wire, chicken wire, hardware cloth and fencing of similar materials where erected on farming lands used to enclose or create boundaries for areas used for cultivation, crops or livestock.
- b. Barbed wire in Industrial District fencing where the barbed wire is placed at least 7' above the ground.
- c. Low voltage electric fencing erected on farming lands where said fencing is used to create barriers/boundaries for the containment of livestock.
- d. Snow fencing, chicken wire, hardware cloth and fencing of similar materials are allowed as a temporary use without a building permit from October 15 through April 15 or to barricade construction sites anytime during the year.

Fences Located in the Front or Side Street Yards:

In Residential Districts no fence or hedge more than 36 inches high from the established grade elevation may be located within the required front or side street yards. In the Community Business, Limited Industrial and Industrial Park Districts the 36 inch height limit is applicable to fences within 15' of any street Right of Way. Whereas in Agricultural and Exclusive Agricultural fences may be 48 inches high in the required front and side street yards. In all districts, no fence may exceed 36 inches in height in the **Vision Corner**.

The Vision Corner is a triangle formed by connecting the following three points:

- *The point of intersection of the property lines along the street right of ways,*
- *a point 30 ft. from said point of intersection along one lot line,*
- *and a point 30 ft. from said point of intersection along the other lot line.*

Please note that fences in front and side street yards are prohibited in the Centennial Center at Hobart, and Orlando-Packerland Planned Development Zoning Districts.

Fences Located in the Side or Rear Yard:

Fences 8 feet tall or less may be erected in side yards and rear yards. However this height is limited to 6 feet in the Centennial Center at Hobart, and Orlando-Packerland Planned Development Zoning Districts.

Fences Used for Dog Runs:

A Dog Run is considered an Accessory Building/Structure and therefore is required to meet the setback requirements for an accessory building/structure for the applicable Zoning District as provided in the table below. Only residential Zoning Districts have been provided for this informational brochure, please contact this office for information on other Zoning Districts.

This handout is intended to provide property owners/contractors with a simplified review of code provisions relating to the topic noted. This handout is not, however, actual code provisions. For a review of the regulations that would apply to your particular site, please refer to the Village of Hobart Zoning Ordinance.