

Fence Requirements

WHAT YOU NEED TO KNOW WHEN CONSTRUCTING A FENCE

Below you will find step-by-step information for planning your fencing project.

Placement/Setbacks

- ⇒ Fences must meet the visibility standards in Section 23.06.05.
- ⇒ Fences may be located within or on any property line. It is the property owner's responsibility to locate the property lines. Fences are allowed to be placed up to the property lines but in no case can the fencing extend over the property line. It is recommended that the fence be constructed off the lot line to allow for needed maintenance to be done without going onto the neighboring property.
- ⇒ Any and all fences, landscape walls, or decorative posts shall be erected so as to locate visible supports and other structural components toward the subject property, **i.e. with the finished side facing outward.**
- ⇒ Fences legally constructed prior to the effective date of this Chapter shall be permitted to be replaced in their existing location.

Height allowances

- ⇒ The maximum height of any fence panel, landscape wall, or decorative post shall be the following: In the SR-2, SR-3, SR-5, SR-9, DR-6, TR-10, MR-12, MR-20, MR-36, MH-9, I, and NMU zoning districts:
 - ⇒ 4 feet when located within the required or provided front yard or street yard, whichever is closer to the street.
 - ⇒ 6 feet within the side yard or rear yard, but not in the required front yard or beyond the front façade of the principal building.
- ⇒ In the RH-35, SD, SMU, UMU, DPMU, DHMU, DRMU, RP, LI, MI, HI, IOS, IOC, AO, and EX zoning districts:
 - ⇒ 4 feet when located within the required or provided front yard or street yard, whichever is closer to the street.
 - ⇒ 8 feet within the side yard or rear yard, but not in the required front yard or beyond the front façade of the principal building.
 - ⇒ Where permitted, barb wire fencing or similar security fencing on top of fences shall not extend higher than 3 feet beyond the top of the fence.
- ⇒ Height shall be measured from the ground immediately under the fence to the top rail of the fence.

Division of Inspection, Zoning and Electrical Systems

407 Grant Street
Wausau, WI 54403
Phone: 715.261.6780
Fax: 715.261.4102
Email: inspections@ci.wausau.wi.us



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Height Exceptions

- ⇒ Decorative posts at a minimum spacing of 24 inches may extend 8 inches above the maximum height. See below.
- ⇒ To accommodate slopes and/or lawn maintenance, up to 4 inches of ground clearance shall be allowed which will not contribute to the measurement of maximum fence height.
- ⇒ Berms with slopes less than or equal to a minimum of 3 feet of horizontal to a maximum of every 1 foot of vertical (i.e. 3:1) shall not contribute to the measurement of maximum fence height.

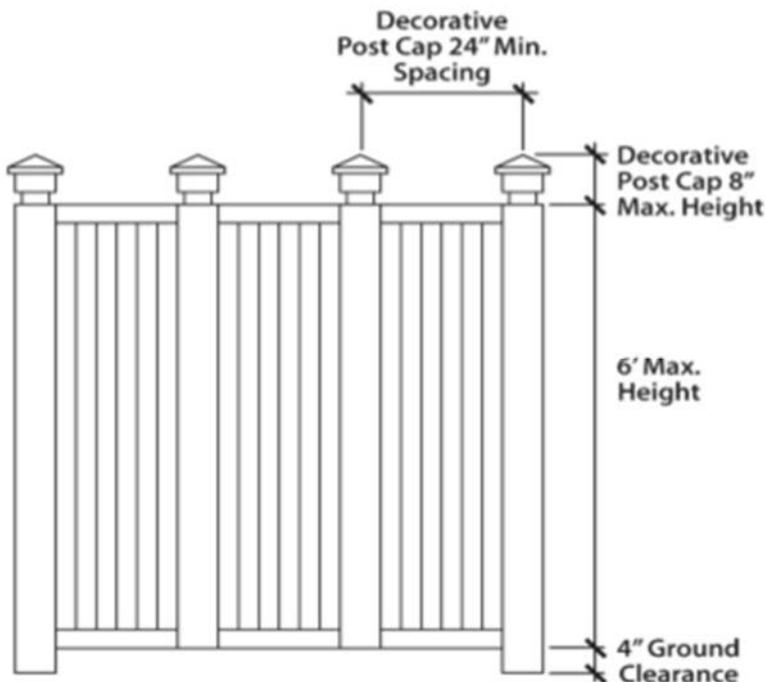


Figure 23.06.40b: Fence Height and Exceptions

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Materials

⇒ Fences shall be constructed using the following materials:

- a. Naturally resistant or treated wood
- b. Brick or masonry
- c. Natural stone
- d. Wrought iron
- e. Vinyl
- f. Galvanized and/or coated chain link

*Other material of comparable quality must be approved by the Zoning Administrator.

⇒ Rules Related to Specific Materials

- ⇒ Permanent chicken wire fences or snow fences shall not be used.
- ⇒ Wire mesh and non-coated/non-galvanized chain link fencing is **not permitted within front yards** in the SR-2, SR-3, SR-5, SR-7, MH-7, DR-8, TF-10, TRD-12, MR-12, MR-20, and MR-50 zoning districts, except when used in conjunction with parks, schools, airports, or other institutional uses.
- ⇒ Barb wire fencing or similar security fencing shall be permitted only on the top of security fencing when located at least 6 feet above the ground and shall be permitted only in the I, RP, LI, MI, HI, IDS, IOC, AD, and EX districts. Such fences shall meet the setbacks for the principal structure.
- ⇒ Coated chain link fences shall have a minimum 9 gauge thickness, and a top rail support is required. Coated chain link fences shall not be permitted in front or street yards and shall not extend toward the street beyond the front of the building.

Design

- ⇒ With the exception of fences used for required screening, any fence located in the front yard shall be a maximum of 50 percent opaque, meaning that the spaces between the pickets are equal to or greater than the width of the pickets. See Figure 23.06.40a.
- ⇒ A fence that includes pre-woven or interwoven privacy fence slats and that is at least 90 percent opaque shall be considered a solid fence.

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Design (continued)

- ⇒ Fences shall be architecturally compatible with the design and materials of the principal building. Design details shall be substantially the same (but need not be identical) as those of the principal building. Industrial uses shall be exempt from this requirement

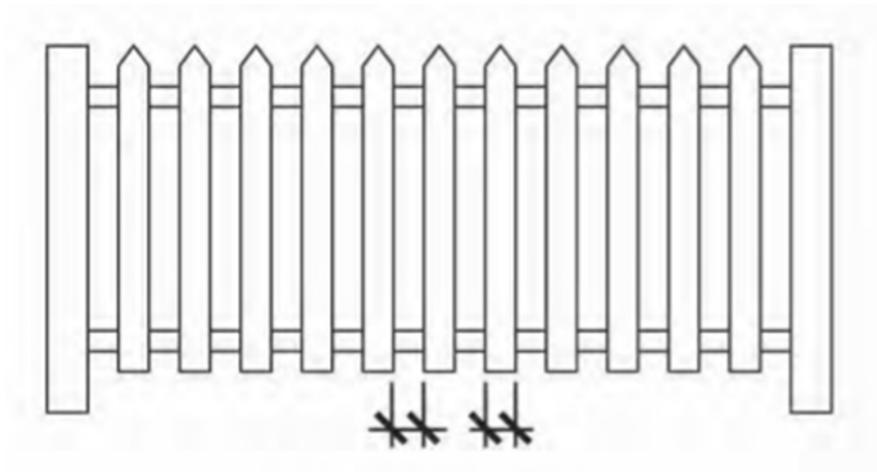


Figure 23.06.40a; Fencing Standards

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