

# City of Woodward

## FENCES, WALLS & HEDGES

Ordinance Section #8 Regulating Fences

### General Regulations

1. Barbed wire or similar product shall not be constructed, placed, or maintained in a residential zoned district.
2. Electric Fence/Fencing shall not be constructed, placed, or maintained.
3. Every fence shall be done as follows: posts, supporting rails, and other such supporting elements when located shall be on and face the property on which the fence is located.
4. In any zoned district, a fence, wall or hedge shall provide a 3-inch clearance between the bottom of such structure and the final grade when such structure is located in an overland flowage easement.
5. The information herein is not intended for swimming pool requirements.
6. **Note: Confirming property lines, buried utilities, easements, restrictive covenants or association requirements is strictly the responsibility of the owner and/or contractor. Prior to the placement of a fence, please check all covenants to verify the size, type, and intended materials are acceptable and allowed for your property.**

### Before You Construct

1. A building permit is required.
2. A building permit can be obtained at 105 E 2nd Street, Woodward. Questions? Call 515-438-2560.
3. Before you dig please call 1-800-292-8989 (Iowa One Call) for locates. Typically it takes 24 to 48 hours to be completed. **Required by State Law.**

### Fence Location

A fence can be located on the property line, even if your property line extends into an easement. No portion of a fence is allowed to project onto a public right of way.

**This office does not verify or locate property lines and/or property pins/markers.**

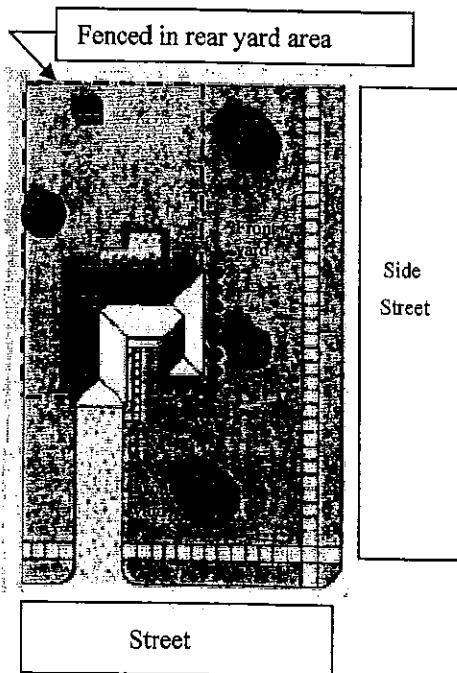
**It is the property owners responsibility for proper location of fence.**

### Allowable Fence Heights

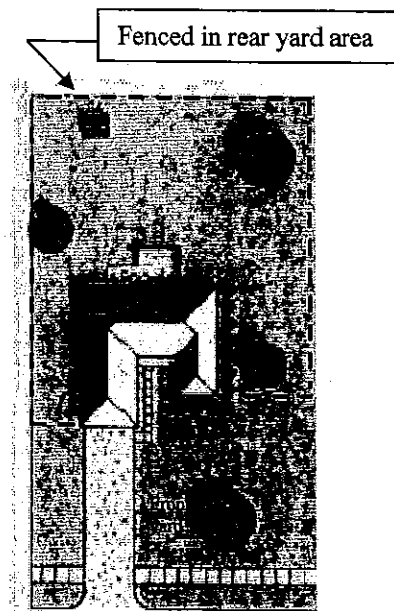
A fence in a **front or street side yard shall not exceed 4 feet** in height when located in a residential district.

A fence in a **side or rear yard shall not exceed 6 feet** in height when located in a residential district.

TYPICAL CORNER LOT

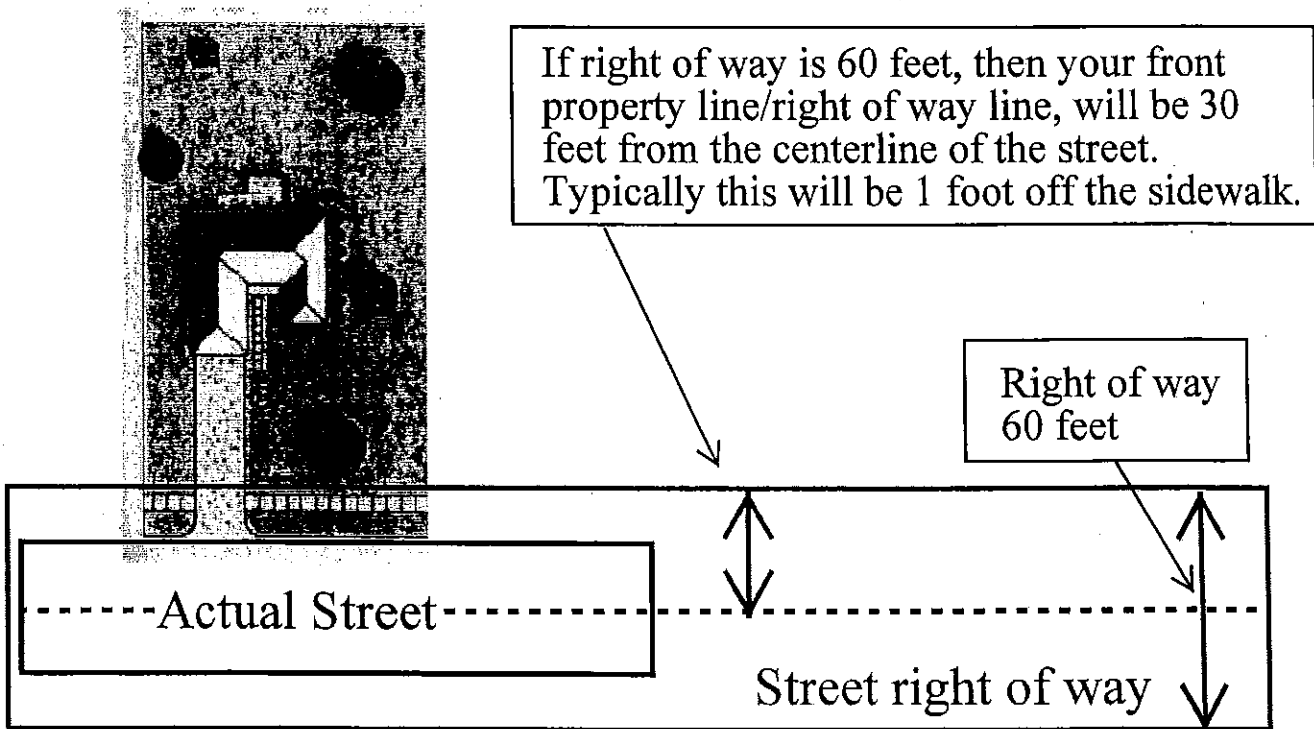
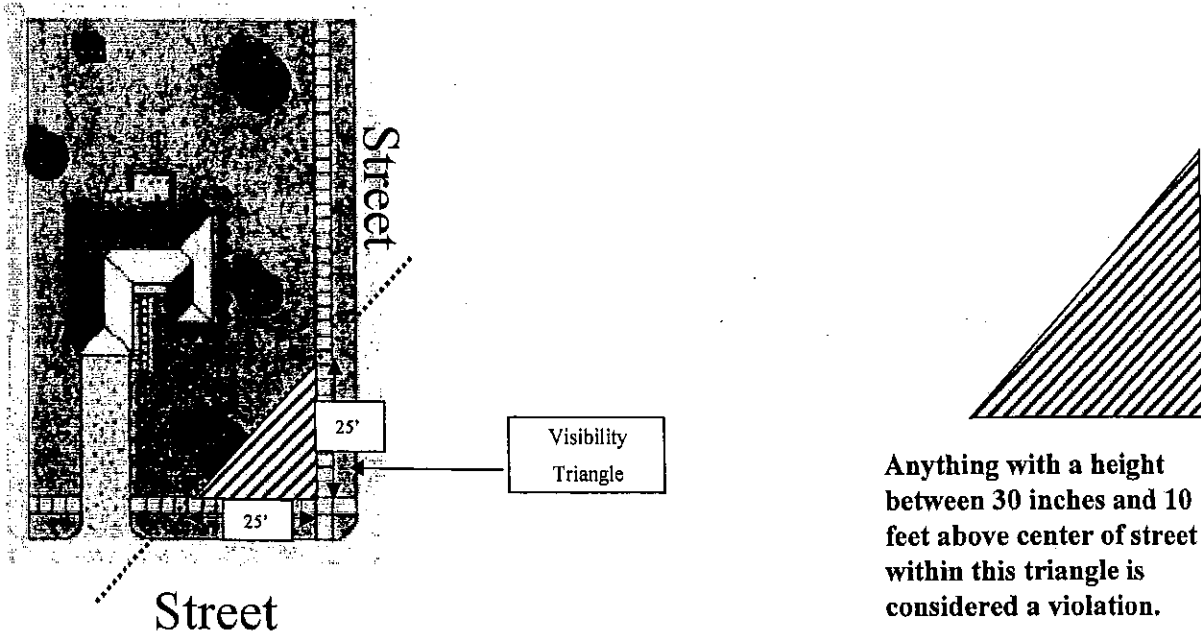


TYPICAL NON-CORNER LOT



# Corner Visibility

On residentially zoned corner lots nothing can be located, planted, erected, placed, or allowed to grow as to materially impede vision between a height of 2 ½ and 10 feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 25 feet from the point of intersection of right of way lines.



You can find the right of way distance for your street by going to the County Assessor's web site and searching for your address. Then click on "Bigger Map".

2. Fences and walls on a corner lot shall comply with the vision clearance requirements of this ordinance.

**Street Frontage Required.** No lot shall contain any building used in whole or in part for residence purposes unless such lot abuts for at least forty (40) feet on at least one street, and there shall not be more than one (1) single-family dwelling for such frontage. The City Council may also allow, at its own discretion, the construction of a building to be used in whole or in part for residence purposes on a lot which has an exclusive unobstructed private easement of access at least twenty (20) feet wide to a street, for one (1) single family dwelling, if the Council determines that such construction is not in conflict with the intent of this Ordinance.

**Accessory Buildings.** No accessory building shall be erected in any yard other than a rear yard, except as provided hereinafter. Accessory buildings shall be distant at least two (2) feet from alley lines or easement lines, and two (2) feet from lot lines of adjoining lots which are in any "R" district, and on a corner lot they shall conform to the setback regulations on the side street; however, in no case shall any eave or overhang extend closer than twelve (12) inches to a rear or side yard line, or an easement line. Accessory buildings must be erected separately from and ten (10) feet distant (into the rear yard) from the principal building, and may not be connected by a breezeway or similar structure. Any building so connected to the principal building shall be considered a part of the said principal building and must meet the space requirements thereof. Accessory buildings may be erected separately from and ten (10) feet distant into the side yard from the principal building, however, they shall meet the space requirements of the principal building. An accessory building shall not occupy more than thirty (30) percent of the rear yard and shall not exceed fourteen (14) feet in height in any "R" district. This regulation shall not be interpreted to prohibit the construction of a four hundred forty (440) square foot garage on a minimum rear yard.

No accessory building shall be constructed upon a lot until the construction of the principal building has actually commenced, and no accessory building shall be used unless the principal building on the lot is also being used.

**Corner Lots - Side Yards.** For corner lots platted after the effective date of this Ordinance, the street side yard shall be equal in width to the setback regulation of the lots to the rear having frontage on the intersecting street.

**Building Lines on Approved Plats.** Whenever the plat of a land subdivision approved by the Planning Commission and on record in the office of the County Recorder shows a building line along any frontage for the purpose of creating a front yard or side street yard line, the building line thus shown shall apply along such frontage in place of any other yard line required in this Ordinance unless specific yard requirements in this Ordinance require a greater setback.

