



RESIDENTIAL FENCE CHECKLIST

General Information

- Fences may be permitted as an accessory use in any district upon this issuance of a permit and compliance with requirements as stated in the Town's zoning code.
- All fences shall be constructed in such a manner that the "finished" side faces the neighboring property and the fence posts are on the side of the fence facing the subject property.
- All fences and posts shall be maintained in a structurally sound and attractive manner.
- All utility equipment located within the fence shall be safe and accessible. If the metering location becomes unsafe or inaccessible, the owner shall be required to remove the fence or have the utility equipment moved at the property owner's expense.
- Any proposed fence that does not conform with the fence requirements in the zoning code shall be considered a conditional use. Please email the Town Planner at Planning@townofbrookfield.com to receive more information regarding the conditional use permit process.
- Please note that the Town Planner is only available on Tuesday and Thursday mornings (generally 8:30am-12:30pm), so please schedule an appointment to discuss your fence plans.

Residential Fences

Any open or solid fence proposed to be located within 5 feet of a lot line shall require the applicant to submit a plat of survey depicting the location of the proposed fence and stake the corners of the property.

Open Fences

- Open fences are those with more than 30% of their surface area open for free passage of light and air. Examples of such fences include picket and rail fences.
- Permitted up to the lot line in the side and rear yards but **shall not** extend into the street yard, unless located on corner lot or double frontage lot.
- Shall not exceed 4' in height.
- Chain link and barbed wire fence are prohibited, except as approved by a conditional use permit. This includes fencing surrounding tennis courts, basketball courts, and other similar recreational areas.
- Open fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least 5 feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood standards. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.



Solid Fences

- Solid fences are those with 30% or less of their surface area open for free passage of light and air and designed to conceal from the activities conducted behind them. Examples of such fences are stockade, board-on-board, board and batten, basket weave, and louvered.
- Permitted up to the lot line in the side and rear yard, subject to additional requirements below, but **shall not** extend into the street yard, unless located on corner lot or double frontage lot.
- Shall not exceed 6' in height.
- Any solid fence located closer than 3 feet from the property line shall receive a Conditional Use Permit.
- Solid fences may be placed in the street yard of double frontage or corner lots if the fence is setback at least 5 feet from the street right-of-way, the side facing the street is attractively landscaped, and the zoning administrator determines that the fence's location and appearance is consistent with the surrounding neighborhood standards. The zoning administrator may forward the fence permit application to the Plan Commission for final approval.



Ornamental Fences

- An ornamental fence is a fence intended to decorate, accent, or frame a feature of the landscape. Ornamental fences are often used to identify a lot corner or a lot line or frame a driveway, walkway or planting bed. Ornamental fences are those with more than 80% of their surface area open for free passage of light and air. Ornamental fences are often of the rail or wrought iron type.
- Permitted up to the lot line in the side, rear, and street yard but **shall not** extend into the street right-of-way.
- Shall not exceed 3' in height.
- Ornamental fences shall comply with the traffic visibility requirements set forth in the zoning code.
- Require a fence permit but do not require a survey within 5' of property line.



Prohibited Materials

- Barbed wire, razor wire, corrugated metal, chicken wire, T-posts, U-posts, and electric fences.

Fences Exempt from Fence Regulations and Permits

- Temporary fencing used for protection of excavation, construction sites, and individual plants.
- Decorative fencing, fences encompassing a garden, pet kennels and other similar fences provided that they are not located in the front yard, setback a minimum of 5' from all property lines, and do not exceed a height of 6'.