

Fences and Walls in Residential Zoning Districts – FAQ

Section 82-112 of Sparta Village Code of Ordinances

Q: What type of permit do I need to build a fence or wall on my property?

A: To build a fence or wall on your property, you will need to fill out a Zoning Permit Application and have it approved by the Zoning Administrator prior to construction. To access a Zoning Permit Application, please visit the Forms and Publications section on our website at <https://spartami.org/forms-publications.php> or stop by Village Hall during our regular business hours. Please note that Zoning Permit Applications have a non-refundable fee of \$20.00.

Q: Why do I need a permit to build a fence or wall?

A: The issuance of fence permits ensures that proper safety and visibility requirements are met.

Q: What are the height and size requirements for building a fence or wall?

A: The height and size requirements will depend on the location of your property and where you plan to build the fence or wall. The interior posts of the fence should always face the property owner and the finished side should face outward toward the adjacent property or right-of-way. If you plan to build the fence or wall in a front yard, it cannot exceed 4 feet in height and must consist of non-solid construction. Fences or walls located in the front yard must be at least one foot from the inside edge of the sidewalk or right-of-way line. If you plan to build a fence or wall in the rear or side yard, whether it is solid or open construction, it cannot exceed 6 ft. in height.

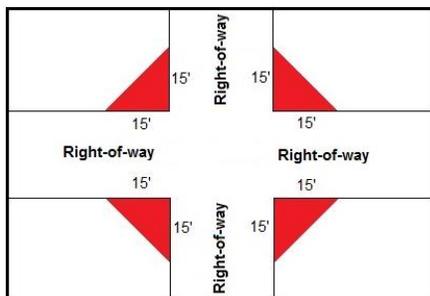
Q: What materials can I use to build a fence?

A: Fences must be all weather, low maintenance, and made of wood, vinyl, chain link or similar material.

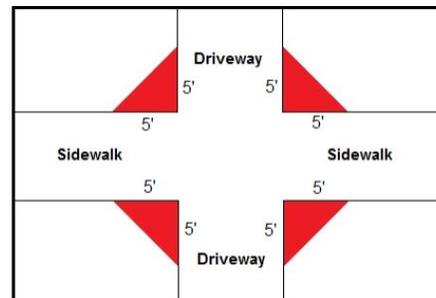
Q: I live on a corner lot. Are the requirements for size and placement different?

A: Yes! Since fences and walls constructed on corner lots can restrict intersection, sidewalk, and driveway visibility, the requirements are different. If your corner lot has two front lot lines, the requirements are the same for constructing a fence or wall in the front yard. If the secondary front yard meets the “Clear Vision” requirements of Section 82-113, the fence or wall can exceed 3 ft. in height. See images below:

**Section 82-113 (a):
Intersection Visibility:**



**Section 82-113 (b):
Driveway/Sidewalk Visibility:**



Q: What does “non-solid construction” mean?

A: While the ordinance does give an exact definition of non-solid construction, non-solid construction refers to a fence with openings. Examples of fences with non-solid construction include cyclone and picket fences.

Q: Are any fences prohibited?

A: Yes, there are number of fences which are prohibited. Prohibited fences include those constructed of barbed wire, concertina wire, razor wire, wire fencing, woven plastic or similar material, fences made of all metal and opaque paneling, and fences with razored edges, broken glass, projecting nails, or any other pointed instrument of any kind, as well as fences charged with an electrical current.

Q: I am a business owner located in an Industrial Zoning District of the Village. What are the requirements to build a fence?

A: If the lot has a principle structure, a fence cannot be constructed in the required front yard. Fences constructed in Industrial Zoning Districts of the Village cannot exceed 8 ft. in height and should be made of wrought iron, wood, brick, stone, or similar materials. If the property abuts a residentially zoned and/or used property, or if the fence is being constructed to screen parking or outdoor storage areas, the fence must be constructed of an opaque material. You may construct a fence made of chain link or similar material, except if the fence is located within the required front yard and when abutting a residentially zoned and/or used property.

Q: My neighbor's fence needs repair. What should I do?

A: If you notice a fence that has fallen over and in need of repair, please report it to the Code Enforcement Officer by calling (616) 887-8251 or emailing CodeEnforcement@spartami.org.

Examples of Permitted Fences:	Examples of Prohibited Fences:
  	  

For more information, please call Village Hall at (616) 887-8251.