



Front, Side and Rear Yard Fence Permits

The definition of Front Yard fences includes any wall fences or gate on the side(s) of a home that face the street. The regulation for front yard fences is different than those for interior side or rear yards. In general, these applications do not require approval by the Planning and Zoning Board. Fence may **not** be located in the Right-of-way area and must be completely on the owner's property.

Fence Diagram:

1. **Front Yard Fence** The maximum height is 4 feet from grade/ground for properties with lot frontage 50ft in width.
 - a. Lots between 50 ft and 100 ft in width: 4 ft plus 6" additional per 10 feet of lot width up to a maximum of 5ft. (Ex. 75 ft width = 5ft max)
 - b. Lots greater than 100 ft wide: 4 ft plus 6" additional per 10 feet of lot width up to a maximum of 6ft. (Ex. 100 ft width = 6 ft max)
2. **Side and Rear Yard Fences** The maximum height is 6 feet from grade/ground. Gates of the same height as the fence are permitted at the rear of the property. The support posts must be buried at least 2 feet underground.
3. All fences above 2 ft in height must maintain an opacity of 50% and be 50% open
4. For corner lots in the H30B Zoning district, the shortest street facing side of your property is considered the front.
5. Chain link, plastic or PVC is prohibited.
6. Fences must be constructed so that the finished side faces out or away from the property upon which it is constructed.
7. All support posts and the unfinished side must be within the subject property, so the fence may not sit directly on the property line but be contained within it.
8. The diagram must note the fence material type and color, gate details

Required documents for filling a fence permit:

1. Clean survey that shows the property in its current state (must be dated)
2. A diagram of the fence location with length and height dimensions
 - a. This may be drawn on a copy of the property survey
 - b. Any gates should be noted on the diagram
3. A written document/letter stating that the fence will abide by the above listed restrictions
 - a. This summary should include fence material type and color
4. Permit Application signed and notarized

Please contact Town Planner, Judith Frankel, with any questions.

305-861-4863 ext. 497

jfrankel@townofsurfsidefl.gov