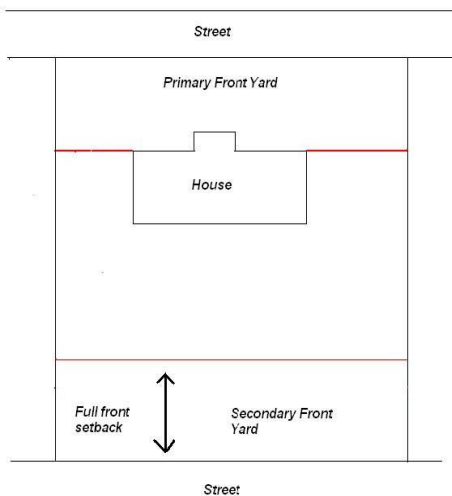


Through Lots

If you live on a lot that has a street in front and in the rear, you have 2 front yards. For the purpose of installing a fence or wall, 1 is a primary front yard and 1 is a secondary front yard. A fence or wall in a primary front yard may not exceed 4 feet (48 inches) in height. A fence or wall over 4 feet in height is permitted in a secondary front yard, but there are setback requirements. Please call for more information.



This type of lot configuration includes 2 front yards and 2 side yards.

Site Distance Requirement

If you live on a corner lot, there is a right triangle at the intersection. As to not obstruct visibility, any fence, wall, plant growth, or structure over two- and one-half feet (30 inches) in height is not permitted in this area. Please call the office to verify the location on your property.

Please Call

Codes can change so please call before you install any kind of fence or wall. The Planning and Zoning staff are eager to help anyone who has a question regarding the regulations for fences and walls.

Contact Us:

Community Development
Division of Planning & Zoning
116 W. Beverley St.
P.O. Box 58
Staunton, VA 24402
Phone: 540.332.3862
Fax: 540.332.3807

Find additional information, visit the Division of Planning & Zoning page at www.ci.staunton.va.us.



Fence & Wall Zoning Regulations

*Community Development
Division of Planning & Zoning*

The Zoning Code regulates the height and placement of a fence or wall in certain situations, these regulations can be found in [SCC 18.120](#). Currently a zoning permit is not required for construction of a fence; however, some types of walls require a building permit. Please contact, Planning & Zoning or Building Services Division, for more information.

Setbacks

There is no required setback for fences and walls from a property line. However, on through and corner lots, there is a setback requirement for a fence or wall when it exceeds 4 feet in height. (48 inches).

Height

Fences and walls in a front yard may not exceed 4 feet (48 inches) in height. Posts or decorative caps may extend 6 inches above the maximum height allowed.

Fences or walls in a side or rear yard may not exceed 8 feet (96 inches) in height.

Types of Fences Allowed

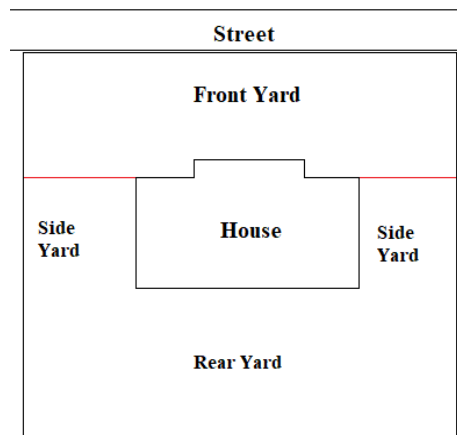
There are no specific types of fences that are not permitted

Lot Line Disputes

Lot line disputes between neighbors are civil matters and the city does not involve itself in these cases.

Traditional Lot (interior lot)

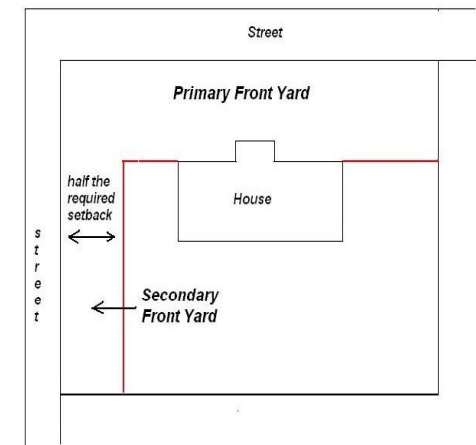
If you live on a traditional lot (interior lot) you have 1 front yard. A fence or wall in a front yard may not exceed 4 feet (48 inches) in height.



This type of lot configuration includes 1 front yard, 2 side yards, and 1 rear yard.

Corner Lots

If you live on a corner lot you have 2 front yards. For the purpose of constructing a fence or wall, 1 is a primary front yard and 1 is a secondary front yard. A fence or wall in a primary front yard may not exceed 4 feet (48 inches) in height. A fence or wall over 4 feet in height is permitted in a secondary front yard, but there are setback requirements. Please call for more information.



The fence location is indicated by the red line

In a secondary front yard the setback for a fence is half the required front setback established for the lot.

This type of lot configuration includes 2 front yards, 1 rear yard, and 1 side yard.