

# Department of Building, Planning and Development

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## **General Requirements for Fences, Walls and Hedges**

A property owner or authorized representative must apply for an Improvement Location Permit to install a fence, wall or structural screen. **If you are not the property owner, you must obtain a letter from the property owner authorizing you to construct the fence, wall or structural screen.**

**Permits Fees:** No fee required.

### **Fence Definition:** (In accordance with Title 150.150 of the Auburn Zoning Code)

A structure, including entrance and exit gates, designed and constructed for enclosure and screening.

### **Location Criteria for Fences, Walls, Hedges, Other Plantings or Structures:** (In accordance with Title 150.331)

Fences, walls and hedges may be located directly on your property lines. However, it is suggested that you install the fence a few feet inside your property lines for property maintenance purposes. A survey is strongly recommended.

Fences and walls may be installed in a drainage or utility easement **ONLY** with the approval of the City of Auburn Board of Public Works and Safety, and/or the approval of the DeKalb County Drainage Board, as appropriate.

Fences or walls may be located in the front, side or rear yard subject to the following conditions:

1. Fences or walls shall not be constructed inside of the right-of-way of any street, road or highway.
2. Fences or walls shall not be constructed within or inside of the City of Auburn public utility and/or drainage easements without the City of Auburn Board of Public Works and Safety approval.
3. Electrical, barbed wire or charged fences shall not be permitted in any yard within the city, with the exception that barbed wire shall be allowed within areas zoned as Industrial (I-1 or I-2 Districts).

### **Height Limitations:**

**Side and Rear Yard** – No fence, wall or structural screen, other than plant materials, shall be erected on residential property higher than six (6) feet.

**Front yard** – Each yard on your property that faces a street is considered a front yard.

No fences, walls or hedges shall be constructed, placed, planted or maintained in the front yard in any district except industrial districts unless:

1. The hedges are no more than three (3) feet in height and are ornamental in character.
2. The fence which do not create a visual or physical barrier (i.e. split-rail fence) and whose purpose cannot serve a physical function other than for decoration or aesthetic appeal and are no more than three (3) feet in height are permitted.
3. The fences or hedges are free from points, barbs or thorns which could cause puncture wounds to persons falling upon them. Particularly, no woven wire, barbed wire or other wire fences shall be erected in the front yard of any of the districts.

**Corner Visibility** – No fence, wall, hedge, planting or other obstruction to vision, extending in excess of three (3) feet, but less than ten (10) feet, above the established street center line grade shall be erected or maintained on that part of a corner lot that is included between the lines of intersecting streets and a line intersecting them at points 30 feet distant from the intersection of the street lines.

### **Zoning Code Review:**

Provide the following items:

A site plan, plot plan or survey for the proposed structure and to include the following:

(Draw on the plan or survey)

1. Location of the proposed fence, wall or structural screen within the front, side and rear yard property lines. If you do not know where your property lines are, a survey conducted is strongly recommended. Metal detectors have also been successful in identifying surveyor's pins.
2. Height of fence, wall or structural screen.
3. Describe the type of fence, wall, or structural screen (i.e. wooden privacy, chain link, etc.)
4. Flood Plain/Floodway/Flood Fringe information.
5. Easements located on the property and show electric pedestal, boxes within easement.
6. Fences and walls are not permitted in any easement without the Board of Public Works and Safety's approval. A Utility Services Agreement must be signed and approved by the Board of Public Works and Safety for construction in an easement. (Staff will provide additional information regarding this matter).
7. Many neighborhoods have restrictive covenants which also regulate fences and walls. If you reside in a subdivision, provide an approval letter from your Homeowner's Association's Architectural Committee. (Auburn Meadows, Bridgewater, Village of Duesenberg, Mason's Village, Hunter's Glen, Bear Creek Estates, etc.).

### **CALL BEFORE YOU DIG!**

Contact the Indiana Underground Plant Protection Service and request a underground utilities locate for gas service and other utility services along with the City of Auburn (sanitary sewer, storm sewer, water services and electric services). There is no fee for this service.

**Call at least Two (2) Working Days Before You Dig**

**811 or 1-800-382-5544**