

Village of East Troy, WI
Wednesday, July 8, 2015

Chapter 510. Zoning

Article XIII. Performance Standards

§ 510-97. Fencing standards.

- A. Purpose. The purpose of this section is to regulate the materials, location, height, and maintenance of fencing, landscaping walls, and decorative posts in order to prevent the creation of nuisances and to promote the general welfare of the public.
- B. Applicability. The requirements of this section apply to all fencing, landscaping walls, and decorative posts equal to or exceeding 30 inches in height for all land uses and activities.
- C. Review and approval. If site plan review is determined to be necessary by the Zoning Administrator, the Plan Commission shall review and approve all development for conformance with this section through the site plan review process (see § 510-160).
- D. Height standards.
- (1) On corner lots in all zoning districts, no fence, wall, hedge, planting, or structure shall be erected, placed, planted, or allowed to grow in such a manner as to obstruct vision between a height of 2 1/2 feet and 10 feet above grade in the area bounded by the street and a line joining the points along such street to lines 10 feet from the point of intersection.
 - (2) A fence, wall, tree, hedge, or shrubbery may be erected, placed, maintained, or grown along a lot line on or adjacent to a residentially zoned property. The height of such fences or walls shall not exceed six feet above the ground level. Where such lot line is adjacent to property zoned NB, CB, BP, LI or GI, there shall be a ten-foot limit on the height of fencing along such lot line. On residential corner lots, the street side (front yard) setback will be determined by the owner's choice. Any fence in the front setback area shall not exceed four feet in height.
 - (3) Fences, walls, trees, hedges, or shrubbery erected, placed, maintained, or grown along a lot line on any business or industrially zoned property adjacent to residentially zoned property shall be to a height of not less than six feet nor more than 10 feet in height, except that there is no maximum height for trees, hedges, or shrubbery. No barbed wire or electrical fences may be erected or maintained.
- E. Setback standards.
- (1) Fences in or adjacent to a residential property may be placed, erected or maintained along the lot line. A lot survey may be required if property lines cannot be determined.
[Amended 10-17-2011]
 - (2) Living fences or hedges shall be planted so that they may be trimmed without entry on abutting lands. Species shall determine distance, but in no case shall any shrub or plant be planted less than three feet from the center of planting to the lot line.^[1]

[1] *Editor's Note: Amended at time of adoption of Code (see Ch. 1, General Provisions, Art. II).*

- F. Wood fences. Wood fences on the perimeter of a lot shall be installed with the finish side of the fence slats facing toward the neighboring property.
- G. Fence maintenance. All fences, including their painted surfaces, shall be maintained and kept safe and in a state of good repair, including painted surfaces.
- H. Temporary fences. Fences erected for the protection of plantings or to warn of construction hazards or for similar purposes shall be clearly visible or marked with colored streamers or other such warning devices at four-foot intervals. Such fences shall comply with the setback requirements set forth in this section. The issuance of a permit shall not be necessary for temporary fences as described in this subsection. Snow fences shall be removed by April 1.
- I. Fencing for dumpsters. Apartments containing three or more dwelling units shall provide a six-foot-high fence with four sides, accessible by a gate, for dumpsters.
- J. Orientation. Any and all fences, landscape walls, or decorative posts shall be erected so as to locate visible supports and other structural components toward the subject property.
- K. Maintenance. Any and all fences, landscape walls, or decorative posts shall be maintained in a structurally sound and attractive manner.