

## Introduction...

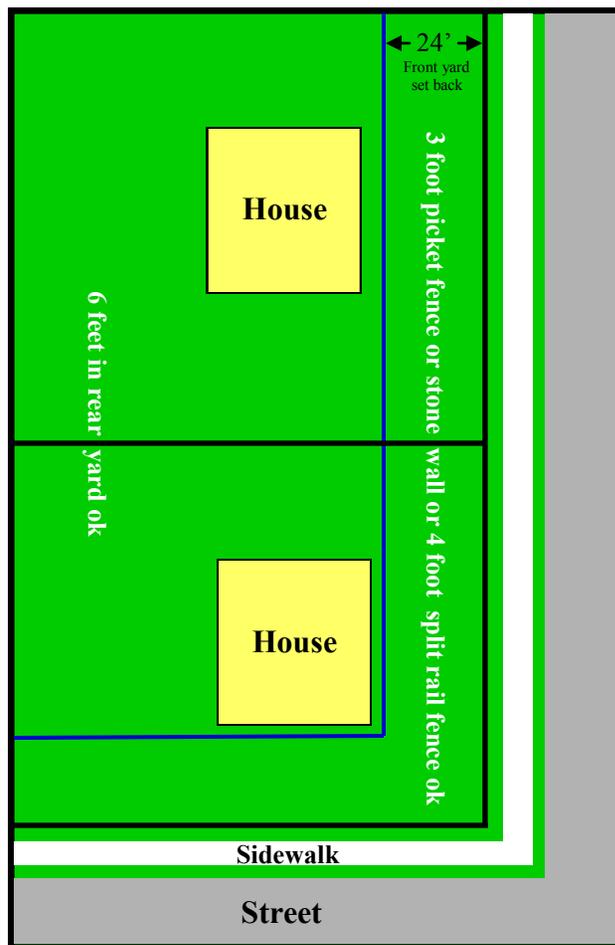
Plainville Zoning Regulations regulate fences in several areas. The regulations may impact where and how large the fence may be, as well as the type of material used in the installation. This brochure will explain most of the issues that surround the construction and maintenance of fences for residential applications in the Town of Plainville.

### What kind of permit do I need for my fence project?

Fences surrounding single family residences do require a building permit, but do not usually require zoning approval unless they do not comply with the regulations. If the proposed fence is higher than allowed by regulation, you might need a variance from the Zoning Board of Appeals before obtaining a building permit.

### What if my proposed fence crosses or is near a wetland?

Any construction or placement of a fence in, or within 100 feet of, a wetland may require approval before the Plainville Inland Wetlands Agency. While an application for a declaratory ruling can be made at no cost, it can be time consuming and is worth avoiding if possible. If you must apply, staff will assist you in filling out the forms.



# I want to build a fence but I don't know where to start!

Town of Plainville  
Planning Department  
Building Department



Town of Plainville  
Planning Department  
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<http://www.plainvillect.com>

A common sense guide to help you navigate the requirements for fence installation in the Town of Plainville

# FENCE FACTS

## How high can my fence be and what type of material can I build it with?

Plainville Zoning regulations state that a stone, masonry, wood, vinyl or metal fence (except chain link, wire mesh, fabric or material of any kind) erected in the front yard setback area may be up to 36 inches (3 feet) high. A ranch or split rail fence may be up to 48 inches high to the top rail, and the posts may not exceed 54 inches.

In the rear yard and along portions of the side yard (up to the front yard setback), a fence can be up to 72 inches (6 feet) high. Here you can install a stone, masonry, wood, vinyl or metal fence, including chain link (except wire mesh, fabric or material). No sharp edges are allowed anywhere on the fence.

## What is the front yard setback?

The front yard setback is the minimum distance from your front property line to the required building setback line as defined by the zoning regulations. In most instances, this distance is 24 feet, but may vary in certain zones. Check with the Planning Department staff to make sure you have the right distance. You should also know that your front property line is not the curb line; your property usually begins several feet from the curb line or approximately one foot in from the sidewalk if there is one.

## Where is the edge of my property?

The best way to pinpoint your property line is by consulting a survey. A property survey can show you where your house is located in proximity to the property lines. Property lines are typically marked by iron corner pins, but they may deteriorate or become overgrown, making them hard to find. A metal detector can sometimes be handy to help find the pins.

Stop into the Planning/Building Department and ask staff if they will look for a survey for your property. The older your home, the less likely there will be a survey on file. If a survey is found, measuring where you want to locate your fence is much easier and more accurate.

## I couldn't find a survey; now what?

Well, you can still build your fence, but you must take every precaution to make sure that you don't build it on your neighbor's property, build it higher than allowed or place it to the street side of the front yard setback. It is ultimately the property owner's responsibility to ensure that the fence is installed correctly and in accordance with local regulations.

Planning and Building Department staff may be able to print an electronic copy of the assessor's map depicting your house. The property lines on the assessor's maps are not "survey" lines and may be inaccurate. The Town of Plainville makes no claims that this information is reliable. Again, it is the property owner's responsibility to ensure that the fence is installed correctly.

## How close to the property line can I erect my fence?

Your fence can be located on the property line. It cannot be placed on your neighbor's land or within the street right of way. If you are unsure of the true location of the line, you should err on the side of caution.

## Do I need to put the "good side" of the fence out?

Yes, the zoning regulations require that the supporting structure be located on the inside of the fence, facing your property. It follows that the finished side of the fence must face outward, toward your neighbors.

## What do I need to submit with my building permit application?

If you have a survey, make a copy of it and trace the proposed location of your fence. If no survey is available, you will need to provide a neat sketch with measurements, fence material and height.

## What if I live on a corner lot?

Corner lots have two front yards, so your situation does become more complex. There may be certain disadvantages to erecting a fence on a corner lot. You cannot erect a fence that will obstruct the view of vehicular and pedestrian traffic on the corner, but you may be granted certain other rights that should be discussed in full with staff.