



ZONING PERMIT - FENCE

PROPERTY INFORMATION

Property Address: _____
Owner/Contact Name: _____
Contractor: _____
Email: _____ Phone: _____
Subdivision: _____ Section/Phase: _____ Lot: _____

STANDARDS (See following pages or Section 10.4.9)

Fence Location _____ Fence Height: _____

Fence Materials: _____

Comments: _____

I understand and agree to comply with the Hendersonville Zoning Ordinance.

Applicant Signature: _____ Date: _____

WARNING: NEIGHBORHOOD COVENANTS AND RESTRICTIONS OR HOA'S MAY HAVE DIFFERING STANDARDS. IN SUCH CASES, THE MORE RESTRICTIONS REGULATIONS APPLY. BUILDING CODES AND OTHER CITY, STATE, AND FEDERAL LAWS MAY APPLY.

PROPERTY OWNER IS RESPONSIBLE FOR VERIFYING PROPERTY LINES.

Approval Signature: _____ Zoning Permit #: _____

RESIDENTIAL FENCE STANDARDS

A Fence Permit shall be secured from the Hendersonville Planning Department prior to construction. The complete standards are contained in the Hendersonville Zoning Ordinance, Chapter 10.4.9.

REAR & INTERIOR SIDE YARDS

1. Maximum Height (measured from existing grade): 8 feet
2. Fences may be erected as close to the rear and/or interior side property lines as desired. It is the responsibility of the owner and their contractor to determine property lines.

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SIDE STREET YARD

1. Maximum Height (measured from existing grade): 8 feet
2. Fences must be set back a minimum of 50% of the required depth of the street side setback or minimum of 12 feet off the edge of pavement, whichever is more.
3. Exception:
 - For lots less than one acre, this requirement is reduced for fences which do not exceed 48 inches in height and are constructed of the following materials: finished wrought iron, aluminum tubing, wood "picket" fencing, split rail, brick, stone, or are constructed with similar decorative design as approved by the Planning Department or Planning Commission.
 - For lots more than one acre, the fence may be up to 60 inches in height. In addition to the fence styles listed above, the fence may be "ranch style," constructed of treated wood, vinyl, or an equivalent material.
4. The fence shall not encroach upon street right-of-way, including future/planned right-of-way.

FRONT YARDS

1. Fences shall not be located any closer to the lot line than the home, except as listed below:
 - For lots less than one acre, this requirement is reduced for fences which do not exceed 48 inches in height and are constructed of the following materials: finished wrought iron, aluminum tubing, wood "picket" fencing, split rail, brick, stone, or are constructed with similar decorative design as approved by the Planning Department or Planning Commission.
 - For lots more than one acre, the fence may be up to 60 inches in height. In addition to the fence styles listed above, the fence may be "ranch style," constructed of treated wood, vinyl, or an equivalent material.
2. The fence shall not encroach upon street right-of-way, including future/planned right-of-way.

DESIGN GUIDELINES

1. The framing members of all board fences shall not be directly visible from the street. Placement may be approved by the Planning Department if it is determined that it enhances the architectural character of the fence.
2. A fence or wall shall be completely within the boundaries of the lot on which it is located.
3. Fences shall only be constructed of the following materials:
 - Treated wood, cedar, or redwood
 - Simulated wood, including vinyl-covered, synthetic composite
 - Decorative brick or stone
 - Wrought iron or aluminum designed to simulate wrought iron
 - Coated chain-link (brown, black, or green only)
 - Any other combination of material which the Planning Department determines to be equivalent to the above in terms of quality and appearance.