

The Fence Application Process

The homeowner's guide to the permitting process for fence projects

When is a zoning permit required?

- If the height or location of an existing fence is changing.
- New fences that are 4 feet tall or higher.

When is a zoning permit *not* required?

- If an existing fence is being repaired or maintained.
- If an existing fence is being replaced with a fence that has the same height and is installed in the same location.
- New fences, up to a maximum of 4 feet tall.

Where may fences be located?

Overall, fences may be placed on property lines as the City does not have setbacks for fences. It is the responsibility of the homeowner to locate property lines. However, there are exceptions to this. Fences must be a minimum 4 ft. from fire hydrants and transformers. There may also be conflicts with easements specific to your property.

What if my home is on a corner lot?

Homes located on corner lots have minimum setbacks. Fences up to 4 feet tall may be installed in the front yard and up to the property edge. Fences located at street intersections must keep an unobstructed view of 200 feet for vehicles. Fences over 4 feet tall may be installed in the side and rear yards. Fences located in the side yard must meet the setback, which is usually 20 feet.

How tall may fences be?

- Maximum height for fences in the front yard is 4 ft.
- Maximum height for fences in the side and rear yards is 7 ft.

What if I am installing a pool?

Swimming pool barriers/ fences need a building permit. Contact the Planning and Development Department at 703-257-8278 for more information regarding swimming pools.

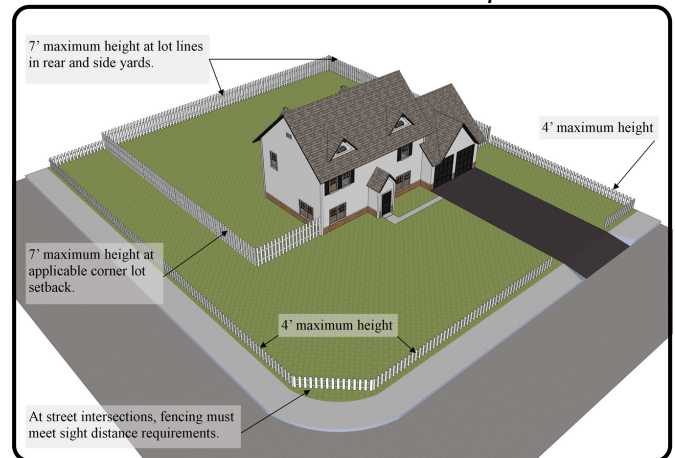
What types of materials may residential fences be constructed of?

Residential Fences may be constructed of any material when located outside of the Historic Overlay District. Check with your Homeowners Association for rules specific to your neighborhood.

What if I live in the Historic District?

All fences, regardless of height, in the Historic Overlay District must meet the City of Manassas Historic Design Guidelines, and may need Architectural Review Board approval before the fence may be installed. To find out if your property is located in the Historic Overlay, please contact the Historic Preservation Planner at 703-257-8247.

Illustration of Fence Location Requirements



What are the application requirements?

1) Zoning Certificate Application: The form is posted on the City website, and has a \$50 application fee.

2) House Location Survey: This is a document created by a Land Surveyor that shows an aerial view of your property. The picture of the property is scaled, and the proposed fence location should be drawn on it, along with the height and material.