CERTIFICATE #: ZFP-_____

Winchester zoning & inspections Virginia

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
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Web: www.winchesterva.gov

ZONING FENCE/WALL PERMIT APPLICATION

BACKGROUND INFORMATION:

PROPERTY ADDRESS: _____

PROPERTY OWNER: _____

APPLICANT (If Different From Property Owner): _____

APPLICANT ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP:** _____

EMAIL: _____ **PHONE:** _____

IS THE PROPOSED FENCE/WALL:

IN A MAPPED FLOODPLAIN? ☐ Yes ☐ No **If yes, please submit a floodplain development permit form*

IN THE HISTORIC WINCHESTER (HW) DISTRICT? ☐ Yes ☐ No **If yes, please submit a historic district certificate of appropriateness application*

IN A CORRIDOR ENHANCEMENT (CE) DISTRICT? ☐ Yes ☐ No **If yes, please submit a corridor enhancement certificate of appropriateness application*

IN A PLATTED EASEMENT? ☐ Yes ☐ No **If yes, please submit documentation from easement holder that the proposed location is acceptable.*

IS THE PROPOSED FENCE/WALL: ☐ New Fence/Wall ☐ Replacement Fence/Wall

ADDITIONAL PERMIT REQUIREMENTS:

☐ Two (2) copies of a scaled drawing/plat illustrating proposed location, height, and opacity of the fence. *Please note that the applicant is responsible for researching and indicating whether or not any easements exist on the subject property.*

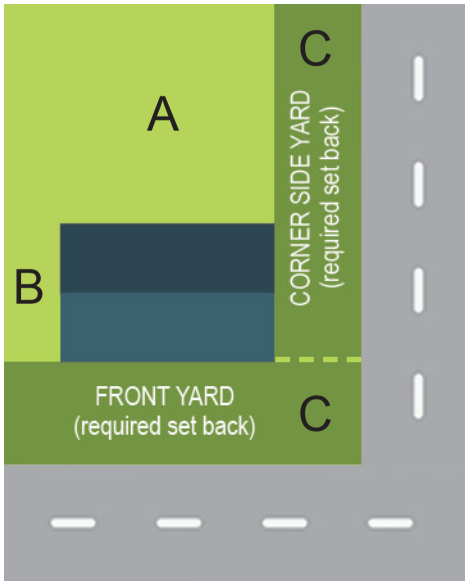
☐ Application Fee: $25.00

I hereby certify that the information submitted with this permit is accurate:

Applicant's Signature: _____ Date: _____

Please note that a separate building permit may be required if: (1) the fence is a required pool enclosure; (2) the fence is required for pedestrian safety; or (3) the retaining wall has 3 feet or more of unbalanced fill.

CORNER LOT



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FENCE REGULATIONS

A B Fences and non-retaining walls up to eight feet in height above surrounding grade, may be installed in any required **rear yard** (A) or **non-corner side yard** (B).

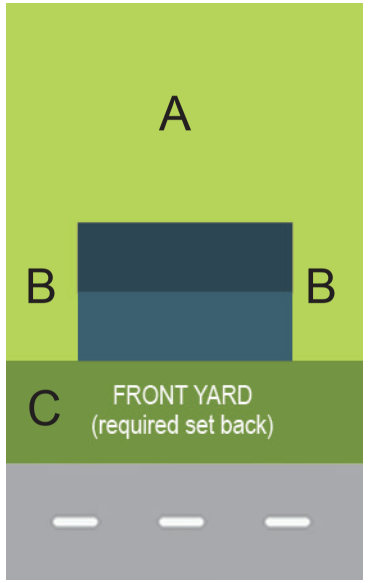
C Fences up to four feet in height above surrounding grade which are at least 25% open (Example: picket, chain link, rail, etc.) and non-retaining walls up to three feet in height above surrounding grade may be installed in any required **front** (C) or **corner side yard** (C), except as per 18-12 of the Zoning Ordinance (Visual Obstructions).

D On double-frontage residential lots, fences up to six feet in height above surrounding grade may be installed in the **non-primary front yard** (D) which is situated between a public street and the rear elevation of the main building provided that they are set back from the public right of way at least three feet plus one additional foot of setback for every one additional foot of fence height above four feet:

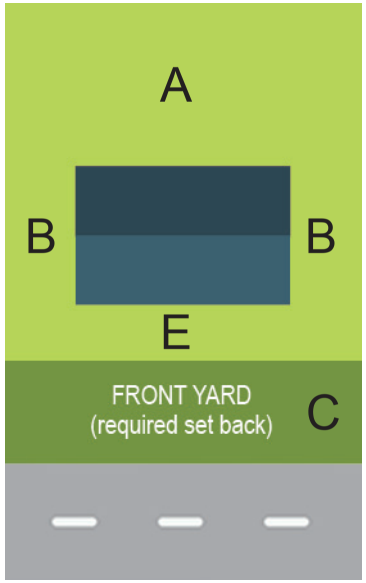
- Fence height: between 5-6 ft.
- Fence height: between 4-5 ft.
- Fence height: 4 ft. or less

E Fences and walls (both retaining and non-retaining) up to five feet in height above surrounding grade may be permitted in **non-required front yard** (E) and **corner side yards** (E), except as per 18-12 of the Zoning Ordinance and provided that any retaining wall over three feet in height shall include a railing, fence or hedge at least thirty-six inches high along the top to protect persons from injury due to falling.

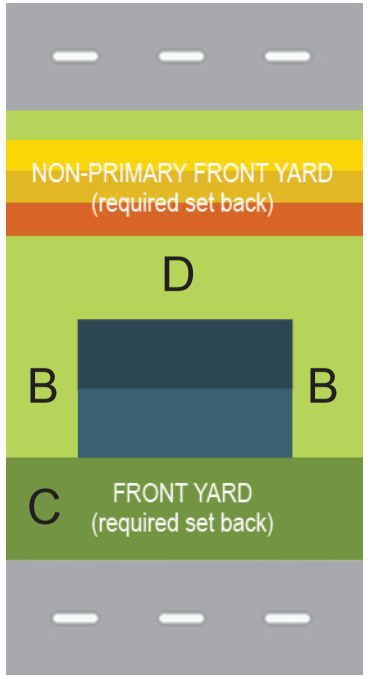
TRADITIONAL LOT



ADDITIONAL FRONT YARD LOT



DOUBLE ROAD FRONTAGE LOT



Contact Zoning and Inspections staff for more information about your zoning district and specific property specifications or requirements.