

Fencing
Requirements



Building Inspection Department
205 North 4th Street
Beatrice, Nebraska 68310

Phone (402) 228-5250 Fax (402) 228-2312

Date: February 1, 2007

To: All Property Owners, Contractors and Building Designers

RE: Fencing Requirements

Building Design Parameters –

Seismic Zone: 2A
90 MPH Wind Speeds
25 PSF Snow Loads

Permit Applications Required –

Building Permit
(other permits may apply)

Required Plan Submittals –

Site Plan – Use back of permit

Inspections Required –

Final Inspection – A one time inspection will be required after the fence is installed.

Basic Requirements & Restrictions –

1. Property Owner's are responsible to locate property pins prior to any permit being issued.
2. ALL Fences must remain on the property and not extend beyond your property lines at all times.
3. The permit is based on the valuation of the materials and the labor to install the fence.
4. ALL Setbacks must be adhered to as per the Zoning regulations. (Please see descriptions below)
5. Permit Holder are responsible for calling Diggers Hotline at 1-800-331-5666 prior to start of construction.
6. The Permit Holder is responsible for scheduling all required inspections.
7. If a homeowner elects to build over or under any city utility mains or service lines, the city shall not be responsible for any repair or replacement of any removed structure during routine or emergency maintenance.

All questions may be directed to the Community Planning & Building Inspections Department at (402) 228-5250.

Fence Regulations

- A. No fence shall be allowed to be built that will enclose any lot or tract outside of the property lines on that lot or tract.
- B. No fence will be permitted to be built within the triangle formed by two intersecting streets. A thirty foot (30') setback from the intersecting corner shall always be clear and free of obstruction.
- C. Residential Fences – Residential Fences are subject to the following requirements.
 1. Height – The maximum height of any fence within the required front yard or street side yard setback shall be four (4') feet. The maximum height for any fence outside the front yard shall be eight (8') feet, provided that no portion above six (6') feet be more than fifty percent (50%) closed construction. Exception to openness construction are as follows; Residential fences built outside the front or street side setback requirements may exceed the fifty percent (50%) closed construction up to eight (8') feet. No fence may be higher than four (4') feet high beyond the front edge of any structure in the front yard setback area.
 2. Street Side Yards – Corner Lots shall be either a Type (I) 1 Corner Lot or a Type (II) 2 Lot. Type (I) 1 corner lots shall consist of all corner lots that are not of a Type (II) 2 corner lot. Type (II) 2 corner lot shall consist of corner lots in which the neighboring residential structures on the block are oriented the same general direction.
Type (I) 1 corner lots shall have a street side yard setback of twenty five feet (25') from the property line and may have a maximum height of six (6') feet. Type (II) 2 corner lots may have a street side setback of zero (0') feet from the property line and may have a maximum height of six (6') feet.
 3. Materials Allowable – Fence will only be allowed to be built utilizing the following materials:

(A) Wood no exceeding twelve inches (12") in width	(B) Wrought Iron
(C) Masonry	(D) Galvanized or Vinyl covered chain link
(E) Solid Vinyl	(F) Concrete

Chicken wire or kennel type fencing shall not be allowed under these regulations.

D. Office, Commercial and Industrial Fencing – Fences constructed in commercial and industrial districts are subject to the following requirements.

1. LC, RC, and CBD Districts – The maximum height in these districts shall not exceed eight (8') feet, provided that no portion of the fence above six (6') feet is more than fifty (50%) percent closed construction. All required setbacks must be maintained at all times.
2. GC, LI and GI Districts – The maximum height of any fence within the required front yard or street side yard setback shall be six (6') feet. The maximum height for any fence outside of the required front yard and street side yard setback shall be ten (10') feet and shall be built as per the requirements of the currently adopted building codes in effect within the City of Beatrice Building Inspections Department.
3. Materials Allowable – Fences will only be allowed to be built utilizing the following materials.

(A) Wood not exceeding twelve inches (12") in width	(B) Wrought Iron
(C) Masonry	(D) Galvanized or vinyl covered chain link
(E) Solid Vinyl	(F) Concrete
(G) Primed and Painted materials	

Lot Types

Type (I) 1 Lots –

Front Yard Setbacks = Fence must not be beyond your property line OR against the sidewalk if the sidewalk is within your property line.

Front Yard Max. Height = Four feet (4') (50% maximum closed construction)

Front Yard setbacks at corners = No fence may extend into the thirty foot (30') triangle area of any corner lot.

Street Side Setbacks = Twenty five feet (25')

Street Side Max Height = Maximum of six feet (6') tall, unless entering front yard setback then four feet (4') maximum height.

Other Setbacks & Max Heights = All other areas not described above may have a zero foot (0') lot line setback and a maximum of eight foot tall (8') height, provided no portion of the fence above six feet (6') is more than fifty percent (50%) closed construction.

Type (II) 2 Lots –

Front Yard Setbacks = Fence must not be beyond your property line OR against the sidewalk if the sidewalk is within your property line.

Front Yard Max. Height = Four feet (4') (50% maximum closed construction)

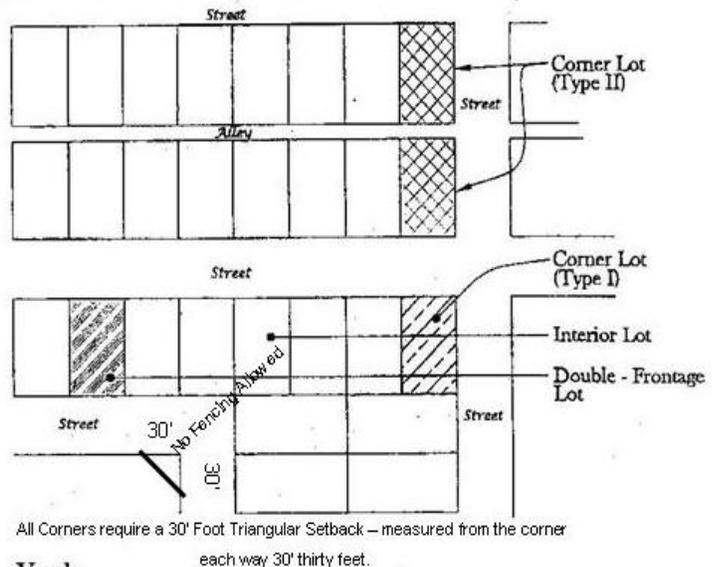
Front Yard setbacks at corners = No fence may extend into the thirty foot (30') triangle area of any corner lot.

Street Side Setbacks = Zero feet (0')

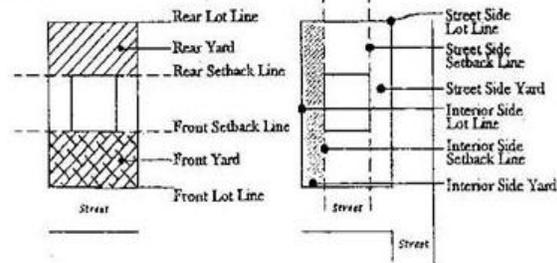
Street Side Max Height = Maximum of six feet (6') tall, unless entering front yard setback then four feet (4') maximum height.

Other Setbacks & Max Heights = All other areas not described above may have a zero foot (0') lot line setback and a maximum of eight foot tall (8') height, provided no portion of the fence above six feet (6') is more than fifty percent (50%) closed construction.

Lot Types



Yards



All questions may be directed to the Community Planning & Building Inspections Department at (402) 228-5250.