



Fencing & Retaining Wall Standard Conditions



IN ORDER TO CONSTRUCT A FENCE IN THE CITY OF JOHNSTON, PERMITS AND INSPECTION ARE REQUIRED.

FOR PERMITTING, YOU WILL NEED;

- Building Permit Application
- Site plan showing:
 - An arrow pointing north & labeled **N** or **North**
 - Location of fence and gates
 - Type and width of all easements on the property
- **Email the above items to buildingdepartment@cityofjohnston.com**
- Permit Application review may take (5-10) working days to complete.

Property Lines

- PROPERTY LINES ARE REQUIRED TO BE LOCATED
- The City of Johnston does not locate property lines or pins. It is the responsibility of the property owner to locate them.
- The Building Department can provide you with a plat map showing a property's dimensions.

Inspections

- An inspection is required for a fence once it is complete. Property lines or pins shall be visible during inspection.
- Inspections can be scheduled by calling the Building Department at (515) 727-7778.



GENERAL GUIDELINES

1. Any construction within a public easement is at the owner's risk.
2. All height measurements shall be taken from adjacent ground level.
3. A fence may be a maximum height of **6 feet** within the limits of the side and rear yard lines, and a maximum of **4 feet** within the front yard. *Refer to Figure 184.02 and section 184.03 on the back.*
4. On a corner lot, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to impede vision between a height of two and one-half (2½) feet and 10 feet above the centerline grades of the area described as follows: that area bounded by the street right-of-way lines of a corner lot and a straight line joining points on said right-of-way lines 25 feet from the point of intersection of said right-of-way lines.
5. Barbed or electrified fences are prohibited within any residential district.
6. Limitations of materials by restrictive covenants are not overseen by City staff.
7. A gate is required for maintaining any areas of a property not accessible due to the construction of a fence.
8. Fences and screening walls may be placed up to the rear and side lot lines with the good side facing out as determined by the Building Official or designee.
9. Fences and screening walls in the front yard shall be placed a minimum of two (2) feet from any public right-of-way.

Retaining Walls

1. Retaining walls supporting more than 4 feet of unbalanced fill or supporting a structure shall be designed by licensed engineer.
2. A building permit is required for any retaining wall. Permitted as an accessory structure.



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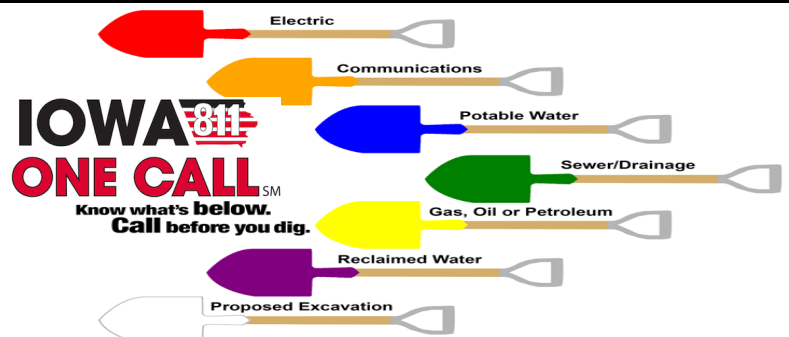
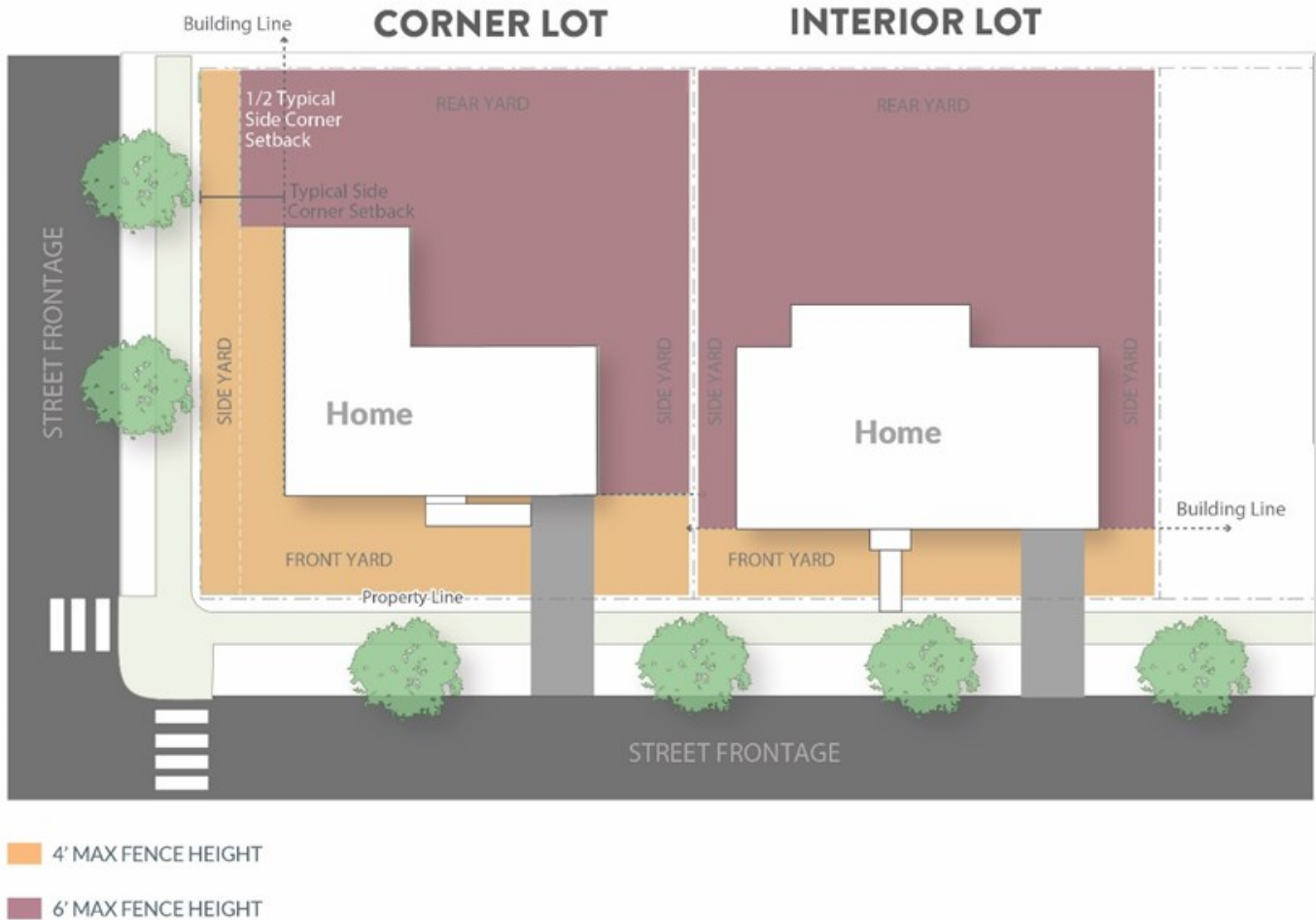


Figure 184.2 Fence Height



184.03 HEIGHT

1. Fences and screening walls shall be subject to the following maximum heights:

- A. 10 feet in any M District.
- B. Eight (8) feet in the E-2 district.
- C. Six (6) feet in all other zoning districts.

2. Except within any M district, the following conditions shall also apply to any fence or screening wall:

- A. Between the front property line and the front building line of the building, fences and screening walls are limited to four (4) feet.
- B. On corner lots, the maximum height of fences and screening walls located behind the rear building line of the principal structure is four (4) feet between the property line and a point halfway between the property line and the required corner side setback.
- C. On a double frontage lot, fences and screening walls are limited to four (4) feet on the side from which driveway access is obtained.