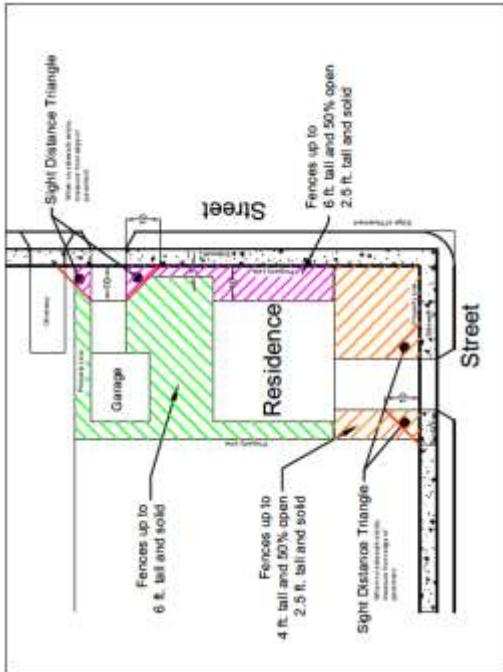
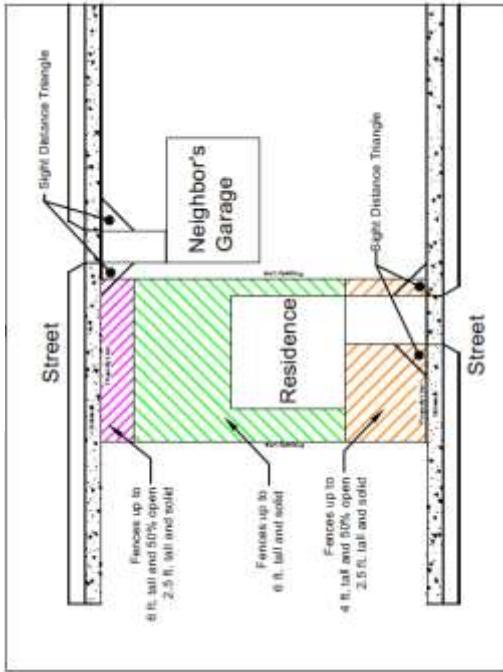


Diagrams

Corner Lot



Through Lot



Additional Information

Questions regarding the fence construction, repair, or replacement process? Suggestions for improvement? Please contact the Department of City Planning: 757-664-6588 or email at: zoningdsc@norfolk.gov.



Development Services Center
810 Union Street, 1st Floor
Norfolk, VA 23510
Phone (757) 664-6588
Fax (757) 664-6586
www.norfolk.gov/planning



Last Updated: 2/20/2024

FENCE REGULATIONS



FENCE REGULATIONS

Do I need a permit to build, repair, or replace a fence on my property?

To build, repair, or replace a fence on a **corner lot or through lot**, a **Zoning Certificate** is required (fences built on interior lots do not require a Zoning Certificate). A Zoning Certificate can be obtained at the **Development Services Center**, City Hall Building, 810 Union Street, 1st floor.

Do I need a survey of my property?

If located on a **corner lot or through lot**, yes. You must submit two copies of a physical survey of the property, performed within the last 2 years and prepared by a licensed design professional, that includes the following:

- All existing improvements on the property
- Any driveways within 10 feet of the boundaries of the property
- Any right of way improvements within 10 feet of the boundaries of the property, such as sidewalks, curbs, edge of pavement, utility poles, and trees or other landscaping that may present an obstruction for drivers
- The proposed fence or wall, showing the location and height.

Is there a fee to obtain a Zoning Certificate?

There is **no fee** for the Zoning Certificate.

Where can I place a fence on my property, and how high can I build it?

Each residential zoning district (SF-2, SF-4, SF-6, SF-10, SF-T, MF-NS, MF-AC, MF-HR, or R-C) has **setback requirements** that regulate where structures may be placed on the property. These setbacks also determine what parts of your property are the front, side, rear, and corner side yards (if you live on a corner lot). Fences are considered “accessory structures” and are regulated through Section 5.11, Accessory Structures, of the *Zoning Ordinance*. For specific setback requirements for each zoning district, contact the Department of City Planning: 757-664-4752.

There are different height requirements for each yard:

Fences located in the **front yard** are limited to 4 feet in height. Any portion higher than 2.5 feet must be constructed in a manner that leaves 50% or more of the surface area open.

Fences located in the **side or rear yard** are limited to 6 feet in all Historic and Cultural Conservation Districts and Residential Districts. However, if the fence runs along a property line which abuts a non-residential zoning district, the height may be increased to 8 feet.

What if I own a corner lot?

Corner lots do not have rear yards. Instead they have a front yard, two side yards, and a **corner side yard**. The corner side yard is the side of the lot that is adjacent to the street. Fences built on a corner lot require a Zoning Certificate.

Generally, fences located in the corner side yard are limited to 6 feet, with any portion taller than 2.5 feet constructed in a manner that leaves 50% or more of the surface area open. However, past the rearmost corner of the house (often considered the “back yard” on a corner lot), a 6-foot opaque fence may be constructed so long as it is located no closer than 3 feet from the property line.

What if I own a through lot?

Through lots have a front yard, two side yards, and a **rear yard (adjacent to a street)**. Fences built on a through lot require a Zoning Certificate.

If a majority of block frontage that are through lots on a street have their principal entrance and driveway from the opposing street, you may build a 6-foot fence that is at least 50% transparent within the rear yard (adjacent to a street). If your property meets these criteria and you construct a fence with a 10-foot setback from the right-of-way, then a 6-foot solid privacy fence may be constructed.