



City of Lander Fencing Requirements

Section 1: Residential

Fencing Standards: Structural fences seven (7) feet or less in height shall not require a building permit. Structural fences over seven feet in height shall require a building permit from the Community Development Department, and shall be stamped by a professional engineer licensed in the state of Wyoming.

Please Note: a structural or vegetative fence shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the Community Development Director.

Front Yard. Solid walls, fences, hedges or screening materials that are sight obscuring may be built to a maximum of four (4) feet in height in any required front yard perimeter. Such walls, fences, hedges or screening materials may slope upward to connect with a higher side yard fence. The length of a sloped fence section shall not exceed one section or a maximum of eight (8) feet from the required front yard setback.

Side Yard. Solid, sight obscuring fences or walls and non-sight obscuring fences (at least fifty percent (50%) open) may be built to a maximum height of seven (7) feet.

Rear Yard. Walls and fences in a rear yard may exceed seven (7) feet if a building permit is first obtained from the Community Development Department prior to construction.

Corner Lots. A fence not more than seven (7) feet high may be constructed in a side yard adjacent to a public street on a corner lot. See detail drawing.

Entryways. Entry treatments to private driveways or subdivision development entrances may not exceed seven (7) feet at the highest point, except lamps or pillars. Pillars shall be allowed to extend up to eighteen (18) inches above the allowable height of a fence if the pillars shall have a minimum spacing of no less than six (6) feet, measured face to face.

Grade differences. Where there is a difference in the grade of the properties on either side of a fence, wall or other similar structure, the height of the fence shall be measured from the natural grade of the property upon which it is located.

Retaining Walls. Where a retaining wall protects a cut below or a fill above the natural grade and is located on the line separating lots or properties, such retaining walls may be topped by a fence, wall or hedge of the same height that would otherwise be permitted at the location if no retaining wall existed.

Privacy Walls. Privacy walls that project into a required front yard will be subject to staff review.

Double Frontage Lots. A fence or wall may be erected in the rear yard of a double frontage lot subject to staff review.



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Section 2: Commercial

Fencing Standards: Structural fences seven (7) feet or less in height shall not require a building permit. Structural fences over seven feet in height shall require a building permit from the Community Development Department, and shall be stamped by a professional engineer licensed in the state of Wyoming.

Please Note: a structural or vegetative fence shall not create a sight distance hazard to vehicular or pedestrian traffic as determined by the Community Development Director.

A fence or wall may be built on the property line. Projections from the fence shall not extend beyond the property line and the property line shall be identified on the ground.

Items not identified by this ordinance shall be reviewed by the Community Development Department and approved or denied.

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GENERAL REQUIREMENTS: (Residential Zones)

- For the purpose of these requirements and this handout the terms "wall" and "fence" are synonymous and are used interchangeably.
- Walls and fences exempt from building permits:** include masonry, concrete and walls of similar material less than 48" in height and other material (including hedges) not exceeding 7 ft in height provided they comply with all of the following:
 - The fence does not exceed 48 in high in the front yard and complies to the openness requirements noted below;
 - The wall is not used as a retaining wall (walls retaining soil are limited to 36" from the bottom of the footing to the top of the wall).

Note: Fences meeting the above do not require a building permit, but may require an Encroachment Permit within public Right of way..

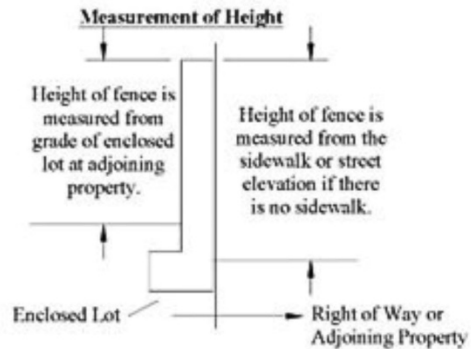
- Zoning height requirement:

Side and Rear Yards - 7' height maximum allowed as measured from the grade of the enclosed lot. See detail for step down.

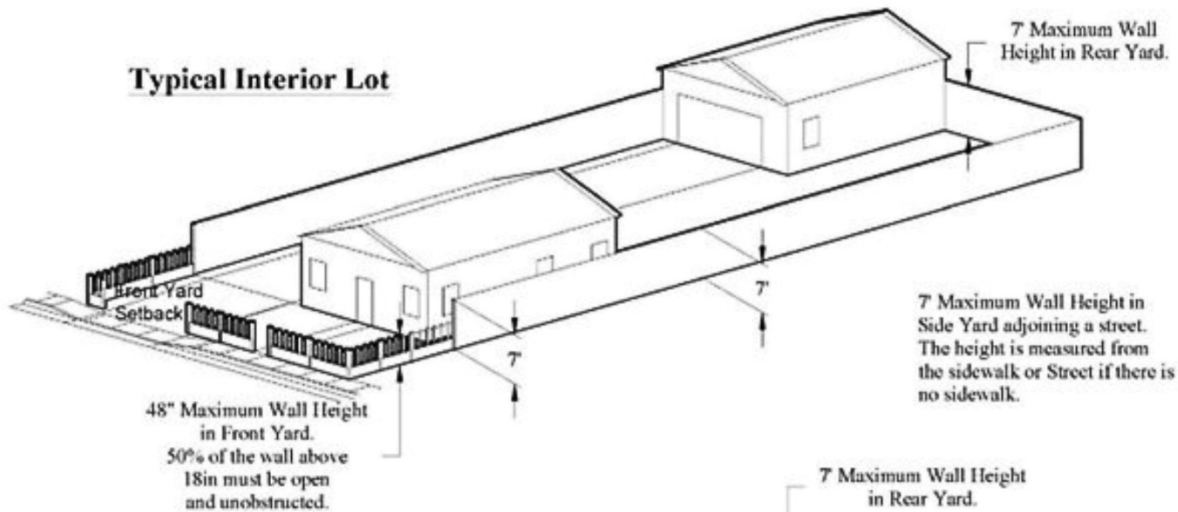
Side Yard of a Corner Lot - 7' height maximum allowed as measured from the grade of the sidewalk or the grade of the street if there is no sidewalk.

- Front yard setback = 20'

Street side corner lot setback = 15'



Typical Interior Lot



Typical Corner Lot

