



Roaming Shores Village

Zoning and Ordinances

THE “RAP” ON FENCES
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All **Fences** require the issuance of zoning permits. The zoning fee for a fence is \$5.00. The “good” side of the fence must always face outward. No fence or wall on lakefront lots that impedes the vision of the lake shall be higher than 2 ½ feet; ordinance 421-06-05 provides full and detailed regulations for fences in the Village.

Privacy Fences – Intended to inhibit public view and have 20% of its vertical plane open to light and air. Materials may be wood or plastic. Permitted fences include: Shadow Box Fence (e.g., board on board). Fences not permitted include: solid fences (brick, concrete block), lattice, combination solid and lattice, basket weave and stockade.

Open Ornamental Fences – Same as above except not less than 25% can be open to light and air. Rail or split rail fences are permitted; however, chain link and snow are permitted, but restricted.

LOCATION & Other

Front yards. Open ornamental fences may be erected in front yards parallel to the building line to a height not exceeding three feet; provided however that rail or split rail fences may be erected parallel to and * six inches from the common property line (side yard) and three feet from the street right of way line. The “good” side of the fence shall face outward, toward the street or the common property line.

Rear and side yards. Same as above, except the height may be four feet.

Privacy fences. Same as above, except maximum of six feet in height, 20’ rear yard set back, 10 feet side yard set back. On-Lake is same except prior to the issuance of a permit the zoning inspector shall make an on-site review to assure that the view of the lake is not obstructed, for adjacent properties.

Chain link fences. Same as above, but shall be permitted only in rear yards, or side yards where there is an exit door from the house or garage, but not in both side and rear yards. In side yards such fences shall be erected within the footprint of the house and not closer than 10 feet from the common property line. In rear yards, such fences shall be erected within the foot print of the house and not closer than the required rear yard setback (20’ feet). The height may not exceed five feet except where swimming pool requirements shall be applicable. Chain link fences in the side yard shall be screened by suitable shrubbery.

On-lake fences. Rear and side yards are same as above except not within the (50’) rear yard setback. A ten feet utility easement exist on all side and rear lot lines, if fence is erected in this easement, and utility repairs require its removal and re-installation, the cost of the removal and reinstallation shall be borne by the property owner.

Prohibited fences. Barbed wire, solid and electrified fences are prohibited.