

City of Olive Branch Fence Regulations

Standard Fence Regulations

1. Orientation:

The finished, good, or attractive side of the fence shall face the adjoining street(s).

2. Height:

No fence, wall, or hedge shall be constructed or altered to exceed six (6) feet in height, except as may be indicated in the specific district regulations below, or as may be approved by the Board of Adjustment as a variance, in light of the topography or other unique characteristics of the property.

3. Storm Water Drainage:

In no case shall a fence, wall, or hedge be erected or placed so as to divert or impede the natural flow of storm water drainage, or block a storm water catch basin, culvert, outlet pipe or other storm water structures. A one (1) to two (2) inch space should be left at the bottom of your fence or wall in the areas that are designed for storm water drainage. If this is not done you will cause storm water to backup and pond on your property and the property of your neighbor(s).

Fences located in "A" Agricultural and the "AR" Agricultural/Residential Zoning District:

1. Agricultural Uses: When used in conjunction with an approved farming operation electrical fences, barbed wire, welded wire, and single strand steel fences are allowed.
2. All other Uses: As required in the Residential Zoning Districts.
3. Prohibited Materials: Canvas, cloth, and other impermanent materials, and corrugated metal, metal plates, plastic or plexi-glass materials
4. Location of Fence: When used in conjunction with an approved farming operation, electrified fences, barbed wire, welded wire, single strand steel and other similar fence types customarily used for the containment of livestock may be located at all property lines. Decorative fences and walls, and such other fences not an integral part of the farming operation shall meet the same location requirements of the Residential Zoning Districts.
5. Height of Fence: As required if the Residential Zoning Districts.

Fences located in Residential Zoning Districts (R-1, R-2, R-3, and R-4)

1. **Materials:** Fences shall be constructed of masonry, durable wood, a combination of masonry and durable wood, chain-link, or pre-assembled fences constructed of PVC material. No fence shall be constructed of or contain canvas, cloth, or other impermanent material, corrugated metal, metal plates, plastic or plexi-glass, barbed wire, or single strand wire.
2. **Construction:** The finished, good, or attractive side of the fence shall face the adjoining street, unless the appearance of the fence structure is the same on both sides, in order to create a uniform appearance along the streetscape. For fences other than chain-link, the fence shall be so constructed that the horizontal and vertical support post are hidden from public view.
3. **Location: Front Yard**- No fence, wall, or hedge shall be erected, constructed, or maintained within the required front yard of any lot in excess of three (3) feet in height.

Exception: On corner lots, a fence not exceeding six (6) feet in height enclosing the rear yard of the residence may encroach into the front yard setback on the side of of the principal residence providing:

- a. The residence to the immediate rear if the subject property does not face the same street towards which the proposed fence will be extended.
- b. The fence is setback a minimum of at least ten (10) feet from the street frontage property line.
- c. The location, design, or materials of the fence do not create a traffic visibility hazard as determined by the City staff.
- d. The proposed fence will not extend forward on the front corner of the principal building on the lot.

Rear Yard: Fences, walls, or hedges may be erected at the property line within the rear yard of all lots, including the designated rear yard of a double-frontage or reverse-frontage lot.

Side Yard: Fences, walls, or hedges may be erected at the property line within the non-street facing side yard area of all lots, provided that such fences, walls, or hedges do not extend forward of the front corners of the principal building on the lot.

4. **Height:**
 - A. Fences, walls, or hedges erected within front yard setback areas of a lot shall not exceed three (3) feet in height.
 - B. Fences, walls, or hedges erected in the side and rear yard setback areas of a lot shall not exceed six (6) feet in height.
 - C. Fences, walls, or hedges surrounding tennis courts shall be constructed of chain-link and shall not exceed twelve (12) feet in height.

Fences located in Commercial Zoning Districts: (O, C-1, C-2, C-3, C-4, and C-5)

1. Manner of Construction:

A. Materials: As required in residential zoning districts.

Exception: In C-1, C-2, C-3, C-4, and C-5 commercial zoning districts where retail sales of cars, trucks, motor homes, travel trailers, boats, tractors, and/or equipment are normally stored outside of the principal building within the front yard area of the lot, bollard and pipe rail fences may be used provided they do not exceed three (3) feet in height.

B. Construction: As required in the Residential Zoning Districts. However, to the extent that chain-link fencing is proposed for use, it shall be limited to vinyl-coated chain-link only.

C. Location: As required in Residential Zoning Districts

D. Height: As required in Residential Zoning Districts

Fences located in Industrial Zoning Districts: (M-1, M-2, and M-3)

1. Manner of Construction: For all commercial and industrial uses fences shall conform to the requirements for commercial districts. However, to the extent that a chain-link fencing is proposed for use, it shall be limited to vinyl-coated chain-link only.

2. Location: For all commercial and industrial uses fences shall conform to the requirements for commercial districts, however, for industrial uses only, fences over three (3) feet in height may be allowed within the required front yard setback area of the lot, providing the fence is constructed of chain-link, and does not exceed height limitations of this district.

3. Height: As required in the commercial districts, however, for industrial uses only, fences over three (3) feet in height, but not more than eight (8) feet in height, may be located within the front yard setback area of the property, provided that it is constructed of masonry, a decorative metal such as wrought iron, aluminum simulated wrought iron, or the like, or a combination of masonry and decorative metal and is located a minimum of ten (10) feet behind curb line of street. The maximum height of the fence shall be limited to six (6) feet in height if vinyl-coated chain-link fencing is used or if barbed or razor wire, not to exceeding two (2) feet in height, will be placed at the top of the fence for security purposes.

Decorative Fences and Walls:

Decorative fences and walls taller than three (3) feet in height, but not taller than six (6) feet in height, may be located within the front yard setback area of the subject property, subject to approval by the Board of Adjustment as a conditional use. Such decorative fences and walls shall meet the following requirements:

1. Such fences or walls shall not be located closer than ten (10) feet to the street frontage property line.
2. The primary purpose of the fence or wall shall be aesthetic, and not as a barrier.
3. All vertical supports shall be securely anchored so that they cannot be moved out of position.
4. All columns and imbedded vertical supports shall not be closer or further apart than six (6) feet.
5. All exposed steel and chain used in construction shall be preserved against rust and corrosion.
6. All visible elements of the fence or wall shall be treated or painted to be compatible with its surroundings.
7. Recommended materials include: brick, decorative masonry, natural and decorative stone, and masonry with a stucco finish. Treated wood may be used, but only in those instances where the wood is finished to prevent rot and discoloration. In no case shall wire, steel mesh, chain-link, or wire fencing of any kind be used in any manner as a part of a decorative fence or wall.

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