



# **City of Easley Fence Guidelines**

## **Permit Requirements:**

- Approval from the Planning and Development Department is required for any fence constructed, altered, or relocated within city limits.
- A building permit may also be required if the fence exceeds a certain height or includes structural elements.
- Contact the Easley Public Works Department prior to starting any work.

## **Height Restrictions**

- **Residential front yards:** Maximum fence height is **4 feet**.
- **Residential side and rear yards:** Maximum height is **6 feet**.
- **Line of Sight:** Fences must not obstruct visibility of street signs or other vehicles

## **Location & Setbacks**

- Fences must be constructed **within the property lines**.
- Fences may not extend into public rights-of-way or easements (unless explicitly allowed).
- Do not install fences in **drainage easements** or over utility lines without written permission.
- Fences should not be installed under overhead power lines without prior written permission from the utility provider.
- Installing a fence within a right-of-way or easement can result in the fence being removed.
- Electrical, gas, and water meters should be at least 3' clear from any fence.

## **Materials & Appearance**

- Garden walls may be of brick, stone or stucco matching the principal building. Fences shall be vinyl coated chain link, wood, wrought iron, or vinyl.
- Barbed wire, razor wire, or electrified fences are **prohibited** in residential zones.
- Fences should be **maintained in good condition**—no leaning, rotting, or broken sections.
- Finished side (i.e., the “good” side) should **face outward** toward neighboring properties or the street.

## **Pool Fencing**

- Fences around **swimming pools** must comply with the **International Swimming Pool and Spa Code (ISPSC)**.
- Must be at least **4 feet high**, have self-latching gates, and no gaps greater than 4 inches

## **Detention Facilities (“Ponds”)**

- Ground reservoir detention facilities with a depth greater than 24 inches shall be enclosed within a permanent **4-foot-high** fence.
- Wet ponds do not have to be fenced when they are also used for aesthetic reasons. All detention facilities shall be landscaped on the outside of the fence or reservoir by a screen of the owner’s choosing, including berms, trees, shrubbery, and the like.

### Historic Districts or HOAs

- Additional restrictions may apply in **historic districts** or neighborhoods governed by a **Homeowners Association (HOA)**.
- Always check with your HOA or the City to see if applicable.

### Fences Along Commercial or Industrial Properties

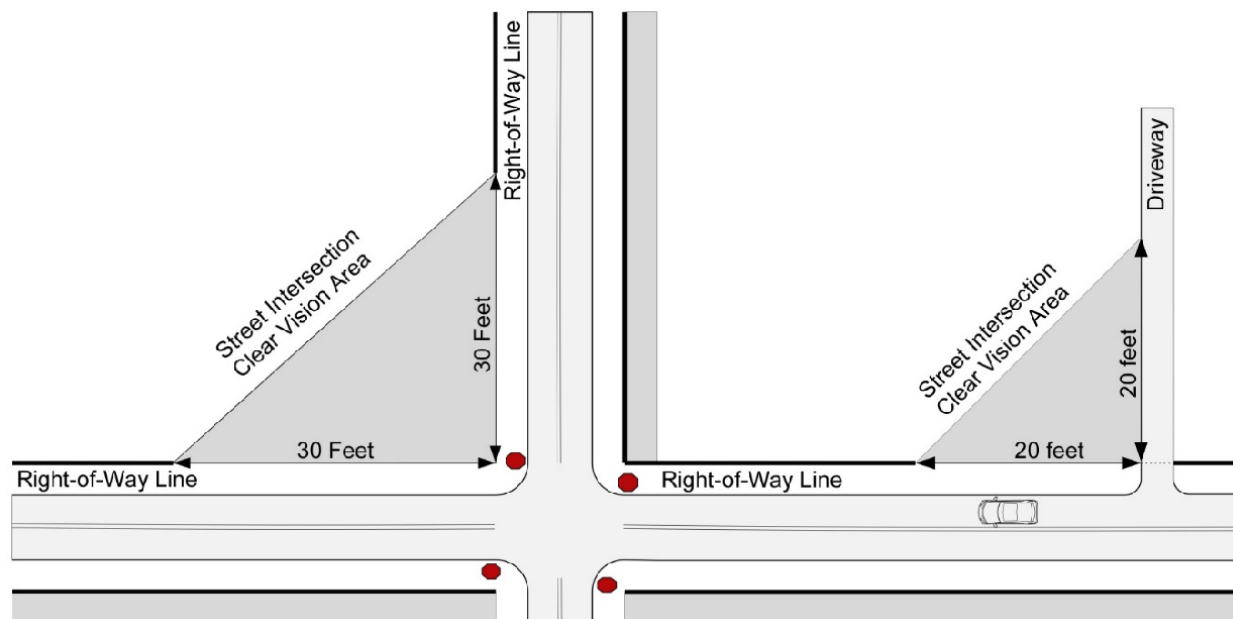
- Fence height and design standards may differ in **commercial or industrial zones**.
- Contact the Planning Department for specific guidelines.

### Inspections

- An inspection may be required **after installation** to ensure compliance with zoning and safety codes.

### Visibility Triangle

- On **corner lots**, fences may have additional restrictions to comply the “sight triangle” formed by the intersection of two streets, or a street and a driveway, to ensure traffic safety. (see below)



### Enforcement & Penalties

- Fences built without proper permits or that do not meet city requirements may be subject to fines, removal, or other enforcement action.
- The City of Easley shall **not** be held liable for any damage to private property resulting from the installation of a fence within a designated drainage easement. Furthermore, the City is under **no obligation to repair, replace, or compensate** for any damage caused to such fencing or surrounding property due to drainage system maintenance, flooding, or other related activities within the easement.



## Stormwater Accessory Structure Form

801 Pope Field Rd, Easley, SC 29642

\* Phone: 864-855-7916 \* Fax 864-307-0008\*

Date: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Owners Address: \_\_\_\_\_

Owners E-mail: \_\_\_\_\_

Project Site Address: \_\_\_\_\_

### **PLEASE CHECK WHICH PROJECT TYPE IS BEING PROPOSED:**

Home Addition: \_\_\_\_ Swimming Pool: \_\_\_\_ Detached Structure: \_\_\_\_ Deck: \_\_\_\_ Fence: \_\_\_\_

Description of project: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

**\*\*\*This form is required for all home additions, swimming pools, detached structures, decks, and fences in the City of Easley. Its purpose is to ensure that the easements are not encumbered.**

**\*\*\*A determination will be made within 3 business days. Once approved, a Building Permit can be applied for.**

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Drop this form at DPW office at 801 Pope Field Rd or email to [stormwater@cityofeasley.com](mailto:stormwater@cityofeasley.com) .  
Subject to reference Project address and Stormwater Accessory Structure Form

Additional Notes:

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# SUBMITTAL CHECKLIST

The following requirements must be submitted with this form:

\_\_\_\_\_ Plat showing drainage easements

\_\_\_\_\_ A site plan showing the proposed fence and/or accessory improvements, including dimensions and distances to property lines. Show discharge locations of any roof drains or pool discharges (signed and dated)

**\*\*\*No structures or fences shall be placed in a drainage easement. No fence shall cross over a drainage easement.**

A drainage easement is designed for the purpose of collecting and transporting stormwater. Drainage easements allow outside entities access to a portion of someone's property to access drainage infrastructure or make repairs to prevent flooding. Blocking the drainage easement with a structure or fill material may result in flood or water damage to the subject or surrounding properties. The drainage easement typically contains a swale or underground piping or both.

There is typically a 5 ft drainage easement along all front and side property lines and 15 to 20 ft drainage easement along the rear property line. There are also dedicated drainage easements that will be shown on the plat of record or the deed. See the plat for exact dimensions. Easements will always be included in the title documents when purchasing a home.

I, \_\_\_\_\_ understand, that the City of Easley will not be responsible for replacing any fences or structures within the easements, should there be a need for the City of Easley to maintain or repair within the drainage easements.

**\*\*\*This approval does not overwrite any HOA covenants.**

Owner's Signature: \_\_\_\_\_

Date: \_\_\_\_\_

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## Staff Use Only

Stormwater Manager: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ (approved) \_\_\_\_\_ (denied) \_\_\_\_\_ (incomplete submittal)

City Planner: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ (approved) \_\_\_\_\_ (denied) \_\_\_\_\_ (incomplete submittal)