



City of Easley Fence Guidelines

Permit Requirements:

- An Accessory Structure Application 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

- Common approved materials: **wood, vinyl, metal, chain link, or decorative masonry**.
- 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 (ISPSA)**.
- 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

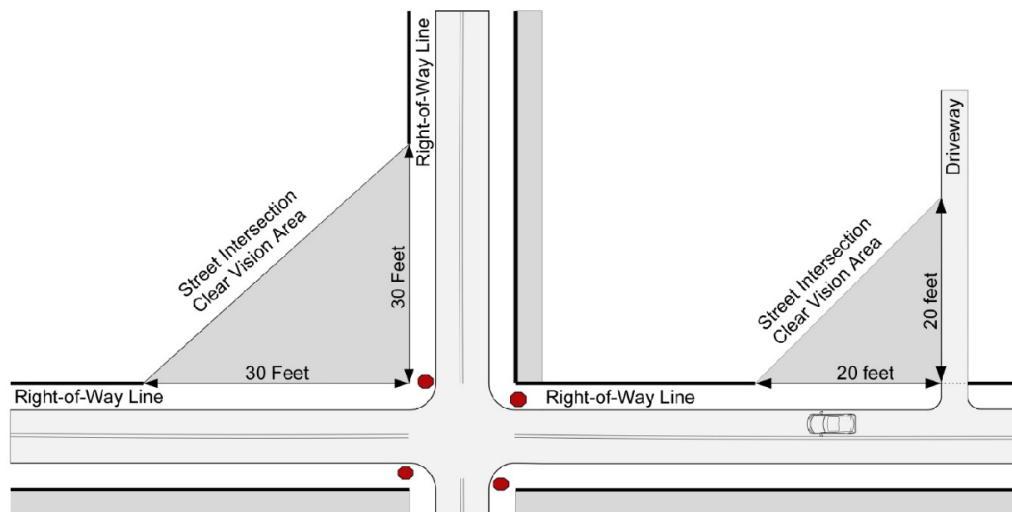
- Fence height and design standards may differ in **commercial or industrial zones**.
- Contact the Planning Department for specific guidelines.

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.

Owners Acknowledgment

Signature: _____



City of Easley Public Works Department 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.**

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

Additional Notes:

SUBMITTAL CHECKLIST

The following requirements must be submitted with this form:

_____ Plat showing drainage easements

_____ A sketch of structure with distance 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, _____ have reviewed and acknowledge the City of Easley's Fence Guidelines. I understand that the installation of any fence, structure, or other alteration within a designated easement is done at my own risk. The City of Easley assumes no responsibility for the repair or replacement of any property that is effected by an installation within an easement. Should access be required for maintenance or repairs within an easement, the City will not be held liable for any damage to or removal of such property resulting from the work.

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

Owner's Signature: _____

Date: _____

For City of Easley use only

Approved _____

Disapproved _____

Incomplete Submittal _____

By: _____ Date: _____