



FENCES

A building permit is **not** required for fences in the residential areas of Marion; however, there are Zoning Regulations regarding height and location which shall be followed.

Although a building permit may not be required. Zoning Regulations of the Marion Code of Ordinances for Corner Visual Clearance (Section 176.35-10) and fence placement (Section 176.35-12). For questions or further information, please contact the Planning Division at 319-743-6320.

Commercial (C4, I1, I2) fences exceeding 7 feet need a permit thru the Building Division. 8 feet is the maximum height a fence is allowed in these areas per Marion Code of Ordinances.

Fences proposed to be built in drainage or sanitary sewer easements require additional City approval. Please contact the Planning Division at 319-743-6320 to receive an application.

Always call IOWA ONE CALL @ 1-800-292-8989 or 811 to locate underground utilities before you dig any holes or drive any stakes in the ground.

Fences and Walls Zoning Requirements:

Section 176.35.12

A. Fences or walls not exceeding six (6) feet in height may be erected in a required yard or along the lot line, except as follows:

(1) No opaque fence or wall may be located in a required front yard. In the context of this section, a rear yard of a double-fronted lot is not considered a "front yard."

(2) An opaque fence or wall may be located in a corner side yard or rear yard of a double-fronted lot in any R zoning district provided such fence or wall is at least 12 feet from any driveway, alley or back of street curb.

(3) All solid fences shall comply with the provisions described below regarding corner visual clearance.

B. In the context of this section, “opaque” is defined as a structure which blocks or otherwise prevents the passage of light through 50% or more of its surface area. In the C-4, I-1, and I-2 Zoning Districts, fences or walls may be installed to a height not to exceed 8 feet except when such fence or wall abuts an A-1, R, O-1, C-1, or C-2 district in which case such fence or wall shall not exceed a height of 6 feet, except:

(1) In all zoning districts, public or quasi-public buildings and facilities essential to the physical welfare of an area, such as electrical distribution substations, pipeline pumping stations, gas regulator stations, water storage facilities and similar uses may be surrounded by a fence having a height above grade not more than 12 feet.

C. Fences or walls that are installed on a corner lot shall comply with the provisions regarding corner visual clearance as described below.

D. Fences or walls may be erected in city utility easements (sewer, storm sewer, drainage, water, public access, trail, or miscellaneous) in accordance with the provisions of this ordinance, except that no fence or wall may be erected without the prior approval of the City Engineer and as a condition of that approval, the City Engineer may require that the applicant acknowledge the rights of the City as an easement holder and waive any and all damages that might be otherwise accrued if the City shall need to remove the fence or wall in the exercise of its rights under the easement.

Section 176.35.10

Corner Visual Clearance. In all zoning districts, except C-2, nothing shall be erected, placed, planted, or allowed to grow on a corner lot in such a manner as to significantly impede vision of drivers or obscuring, physically interfering with an official control device described as follows: that triangular shaped area bounded by the street right-of-way lines of a corner lot or tract and a straight-line joining points on said right-of-way lines that are thirty (30) feet from the point of intersection of said right-of-way lines.

Contact the Marion Community Development Department – Planning Division at Marion City Hall if you have questions or need explanation of the above regulations.

1225 6th Avenue, Marion, IA 52302 - Phone 319-743-6320

Nicole Behrens – nbehrens@cityofmarion.org

Dave Hockett - dhockett@cityofmarion.org