



FENCES & WALLS

Article VIII of the Snellville Zoning Ordinance and Chapter 3 of the International Property Maintenance Code contains requirements about the location, height, material, and maintenance of fences and walls on residential lots. In addition, Article 7 of the Development Regulations contains restrictions about the construction of fences and walls in a drainage easement. All of these requirements are applicable in the City of Snellville.

Fences proposed to be located in the rear yard must not exceed the maximum allowable height of 8 feet. Fences proposed to be located in the front yard must not exceed a maximum height of 4 feet. Materials used for fences in the front yard must be ornamental in design and constructed with materials such as brick, stone, stucco, split rail, wood or wrought iron. Chain link, wire or other woven wire fences are prohibited in a front yard unless located on property of an agriculture/undeveloped use or of a size larger than 3 acres. Corner lots have two (2) front yards and the same regulations and restrictions on fences in the front yard apply to the yard areas adjacent to both streets. Fences and walls are not allowed to be located in the street right-of-way. Although only a professional survey can determine the actual right-of-way boundary line, in most cases it is the area approximately 11 feet from the back of the curb toward the lot.

Fences and walls are not allowed in a drainage easement unless written permission from the City's Public Works Department is given. Drainage easements are indicated on Final Plats of subdivisions that are kept on file in the City's Department of Planning and Development or the Deeds & Plats Office of the Clerk of Superior Court, Gwinnett County (Lawrenceville, GA). Fences and walls are not allowed in the drain field (or septic tank) of any on-site sewage management system (septic system).

Fences may be placed adjacent to or on the side or rear property lines. However, it is recommended that adequate room be provided between the fence and the property line for maintenance purposes without having to access someone else's property without their permission. Barbed wire and electric fences are prohibited on residential lots less than 3 acres in size.

All damaged or missing portions of a fence need to be replaced with comparable materials and shall be attached to the existing portion of the fence. Fences cannot be externally braced by a means of support other than the intended posts or other structural members.

Building permits are required for fences greater than 8 feet in height (and provided a height variance is granted by the Board of Appeals at a public hearing) and for walls that are greater than 4 feet in height. Walls, including retaining walls, higher than 4 feet (measured from the foundation/footer to top of wall) require design by a state registered Professional Engineer.

