

## Do's and Dont's

- ◆ **DO** obtain permits for residential fences over 3-feet high and retaining walls over 3-feet high (PBCC § 105.2.1)
- ◆ **DO** call for inspections of a fence or wall that requires a permit
- ◆ **DON'T** build any wall or fence in the right-of-way
- ◆ **DON'T** place any obstruction over 3-feet high in the street visibility triangle. (Phoenix City Code §31-13)
- ◆ **DON'T** build a wall without a permit if you live on a hillside lot (greater than 10% slope).
- ◆ **DON'T** build across established washes, natural drainage paths or drainage easements, sewer or water easements. (Phoenix City Code §33B-14)



**City of Phoenix**

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## RESIDENTIAL FENCES AND WALLS



**City of Phoenix**

# IMPORTANT INFORMATION

## Residential Fence Requirements

The Phoenix Building Construction Code (PBCC) states that building permits are **NOT** required for fences 3-feet high or less. Retaining walls, 3-feet or less, are also **NOT** required to be permitted, unless they are built on a hillside lot.

Retaining walls over 3'4" high (top of footing to top of wall) require a use permit from the Planning Department. Contact Planning at 602-262-7131.

Fences and walls must conform to all city codes and ordinances. **You can be cited** if your fence violates any code or ordinance. If a fence that is in violation cannot be brought into compliance, it will have to be removed.



### Right-of-Way

Fences and walls cannot be built in the right-of-way. It is very important that you determine where the right-of-way exists. The right-of-way may extend beyond the sidewalk. If you are unsure of where your property line begins, contact Development Services at 602-262-7884 for information on how you can determine the location of your property line.

### Easements

Fences, walls and vegetation in a Public Utility Easement (PUE) may be removed by the city or utility provider for installation or repair of utilities. Replacement of the fence, wall, or vegetation will be at the owner's expense. If you are unsure about the location of a PUE on your property, contact Development Services at 602-262-7884.

### Height

There are zoning restrictions on fence height in residential districts. A fence can be no higher than 3-feet in the required front yard and 6-feet in the side and back yards. Any variation from these height restrictions requires a variance from the Planning Department. Contact Planning at 602-262-7131.

### Visibility At Intersections

At public street intersections (any corner lot), **there can be no obstruction higher than three feet.** For more information about this requirement, contact Street Transportation at 602-495-7049 or see the Street Transportation Department Brochure entitled "Visibility Requirements for Landscaping Corner Lots."

Even if your fence or wall does not require a permit, **property owners are responsible and can be sued** for traffic accidents near their property if they have allowed a visibility obstruction to occur.

If you have any questions concerning walls or fences, please call Development Services at 602-262-7884. If you have any questions concerning street visibility requirements, contact Street Transportation at 602-495-7049.

