

City of Port St. Lucie  
Building Department

**FENCE COMPLIANCE AFFIDAVIT**

Effective January 30, 2007

I, \_\_\_\_\_, intending to be legally bound, hereby certify that the work authorized by permit # \_\_\_\_\_ will be installed in accordance with all applicable Port St. Lucie City Codes 158.216, 158.203 and 158.204

Please Initial:

\_\_\_\_\_ I have received a copy of the Port St. Lucie City Code 158.216, 158.203 and 158.204

Furthermore, I understand that all violations of City of Port St. Lucie Codes of Ordinances will be the responsibility of the permit applicant.

\_\_\_\_\_  
Fence Contractor/HOB Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Fence Contractor/HOB Name (print)

\_\_\_\_\_  
PSL # or State Reg #

FENCE IS INSTALLED AS A POOL BARRIER: YES \_\_\_\_\_ NO \_\_\_\_\_

FENCE IS BEING INSTALLED ON CORNER LOT: YES \_\_\_\_\_ NO \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

Personally known \_\_\_\_\_ Produced ID \_\_\_\_\_

**\*\*\*\*\*FENCES USED AS POOL BARRIERS\*\*\*\*\*  
MUST BE INSPECTED TO VERIFY  
COMPLIANCE WITH FBC 4101.17**

**FORM CANNOT BE USED FOR A POOL BARRIER**

# City of Port St. Lucie Code of Ordinances

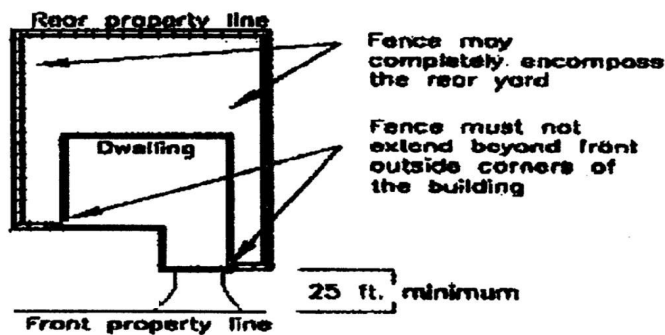
## Sec. 158.216. Fences and Walls.

**(A) Construction.** All fences on property zoned residential shall consist of the following materials: Chain link, wood, masonry, or stone, aluminum, vinyl coated steel or polyester powder steel, ornamental and imitation wood fences. Chicken wire or barbed wire fences in residential districts are not permitted. Vinyl coated welded wire may be used as an interface to a wooden fence. Interface is defined as a material placed upon an existing fence, inside its common boundaries for the purpose of providing additional security. Masonry or stone walls shall be prohibited in utility and drainage easements on single-family residential zoned property, unless a specific waiver has been approved by the zoning administrator and City Engineer. All metal or wood fences located in utility or drainage easements shall be constructed to be easily removable.

**(B) Height.** No residential fence shall be of a height greater than six (6) feet from the ground level. This height limitation is not intended to apply to enclosures surrounding or part of recreational or sporting facilities. Fences permitted for or enclosures surrounding recreational or sporting facilities will be evaluated by the zoning administrator on an individual basis.

**(C) Distance from the Front Yard Property Line.** All fences on property zoned single-family residential shall be located at least twenty-five (25) feet from the front yard property line or even with the outside front corners of the building, whichever distance from the front yard property line is greater.

**(D) Distance from the Rear Yard Property Line when Abutting a Public Right-of-Way.** All fences on property zoned single-family residential shall be located at least twenty-five (25) feet from the rear yard property line, when the rear yard property line abuts a public right-of-way. The Zoning Administrator may waive this requirement if special circumstances exist.



**(E) Distance From the Side Yard Property Line When Adjacent To a Public Right-of-Way.** All fences on property zoned single-family residential shall be located at least the minimum side yard property line setback as established in section 158.203. These side yard property line setbacks are applicable only to lots that abut a public right-of-way.

**(F) Fences to be Inside Property Line, Maintenance Responsibility.** All fences shall be erected inside the property line as set out on the plat adopted by the City. The maintenance of the property on both sides of the fence shall be the responsibility of the property owner.

### **(G) Enclosures for Swimming Pools.**

(1) Where any pool is constructed on a lot located in the city, there shall be a fence or a suitable enclosure as set forth in the Standard Swimming Pool Code around the pool area. The pool area shall be considered to include the concrete patio.

(2) If the enclosure around the pool area shall be a fence, the fence shall be a minimum of four (4) feet in height and a maximum of six (6) feet in height.

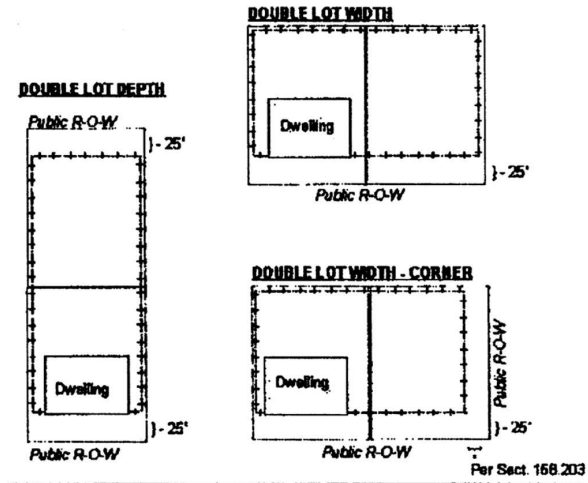
(3) The requirements of this section shall not apply to those residential lots wherein a residential fence otherwise complying with all of section 158.006 and being at least of a height of five (5) feet from the ground level has been constructed.

**(H) Fences used as Landscape Material.** On property zoned residential, segments of fencing may be utilized as landscaped treatment provided that no property is enclosed. Fence material shall not exceed four (4) feet in height. A two-foot break in the fence is required if the fence is to be more than twenty (20) feet in length. The fence material shall be limited to wood, masonry, or stone.

**(I) Nonresidential Fences.** Fences adjacent to residential property shall conform to the requirements of subsections (B) through (F) above, and sections 153.01 through 153.10, as well as other applicable codes and regulations of the City.

**(J) Fences on vacant residential lots.** Fences shall only be permitted on a vacant residential lot/s when the following criteria have been met:

- (1) The vacant lot/s shall be adjacent to a lot that has an existing primary use.
- (2) Both the vacant lot/s and the adjacent lot with a primary use shall be in common ownership.
- (3) All lots must be located in the same zoning district and in the same future land use designation.
- (4) The proposed fence shall meet the side, front, and/or rear setback requirements when abutting a public right-of-way as defined in subsections(C), (D) and (E)
- (5) In the event that the abutting street to the subject property has a predominant fence setback that is greater than the requirements of this chapter, all proposed fences on that street shall be located to conform to that setback.



(Ord. No. 98-84, § 1, 3-22-99; Ord. No. 04-127, § 1, 11-22-04)

**Sec. 158.203. Setback Requirement for Corner Lot in Single-Family Residential District.**

- (A) Any corner lot having a width of less than ninety (90) feet at its front property line shall have a side setback requirement of fifteen (15) feet adjacent to the side street.
  - (B) Any corner lot having a width between ninety (90) feet and one hundred (100) feet at its front property line shall have a side setback requirement of twenty (20) feet adjacent to the side street.
  - (C) Any corner lot having a width exceeding one hundred (100) feet at its front property line shall have a side setback requirement of twenty-five (25) feet adjacent to the side street.
  - (D) In applying these requirements, the front property line shall be that most consistent with frontages established by platting or development patterns containing the subject property.
- (Ord. No. 98-84, § 1, 3-22-99)

**Sec. 158.204. Visibility at Intersections in Zoning Districts.**

No fence, wall, hedge, or shrub planting which obstructs sight lines and elevations between two (2) and six (6) feet above the crown of the road shall be placed or permitted to remain on any corner lot in any zoning district within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any lot within ten (10) feet from the edge of a driveway or alley. No tree shall be permitted to remain within the above described limits of intersections unless the foliage line is maintained at or above six (6) feet above the roadway intersection elevation to prevent obstruction of sight lines.

(Ord. No. 98-84, § 1, 3-22-99)