



City of Manitowoc

Fences and Walls V.04292025

General Requirements

This handout is intended to provide a summary of basic information. If you have additional questions regarding fence or wall permitting, code requirements, or enforcement please contact department staff.

Vision Clearance

Vision clearance, is a triangular area at the intersection of streets, alleyways, or driveways that must be kept free of obstructions to ensure visibility for drivers and pedestrians. No fence, hedge, shrub, or wall shall be over the height of three feet above grade (at the right-of-way line) in this area. Such area shall be determined by measuring from the point of intersection 15 feet along property lines or per zoning district guidelines.

Fence or Wall Permit

PERMIT REQUIRED. No person shall construct, build, erect or cause to be constructed, any fence or wall without first having obtained a permit.

SITE PLAN REQUIRED. Drawn to scale including: Size of the lot, location of structures, driveway, and abutting streets. Height and location of the proposed fence or wall in relationship to the property lines, drainage or utility easements. All neighbor improvements within 5 feet of the proposed project shall also be indicated.

LOCATION. Applicant is responsible for locating the fence or wall on the intended property and insuring that the fence or wall does not encroach onto public right-of-way or neighboring properties.

“GOOD SIDE” All fences shall be installed with the finished side facing the adjacent property or public right of way.

SETBACKS. Fences and walls are not subject to setback requirements EXCEPT:

From another fence or wall. No fence or wall shall be erected within 2 feet of another fence or wall (parallel), whether on the same or an adjacent property.

From public rights-of-way. No fence or wall shall be erected closer than 12 inches to any adjacent public sidewalk or if no sidewalk from the public right-of-way.

From an adjacent property’s driveway. No fence or wall shall be erected within two feet of any permanent driveway on an adjacent property.

From alleys. Fences or walls must be a minimum of 5 feet from the alley property line. If the alley does not support traffic, the fence must be located a minimum of 12 inches from the public right-of-way property line.

HEIGHT.

Front Yard. Fences or walls within the required front yard setback shall not exceed four feet.

Side and Rear Yards. Fences or walls within the required side and rear yard setbacks shall not exceed six feet.

Corner Lot. In the case of a corner lot, a four foot-high fence or wall is permitted from the required front corner vision triangle on the street side yard to the front corner of the primary structure; a fence or wall up to six feet high is permitted from this point along the side street property line to rear property line.

EASEMENTS.

Fences or walls constructed in a drainage easement cannot impeded normal water drainage and if constructed in a utility easement may be ordered to be removed by the utility company for service work.



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(800) 242-8511

Sample Fence Site Plan

No Fence or Wall Shall Be Erected Within
(2) Feet of Another Fence or Wall (Parallel)

NEIGHBORS
PROPERTY

DRIVEWAY

Detached
Accessory
Building

Fence Site Plan
Shall Include:

- Fence Height
- Fence Length
- Fence Setback

Deck

GARAGE

HOUSE

PROPERTY LINE

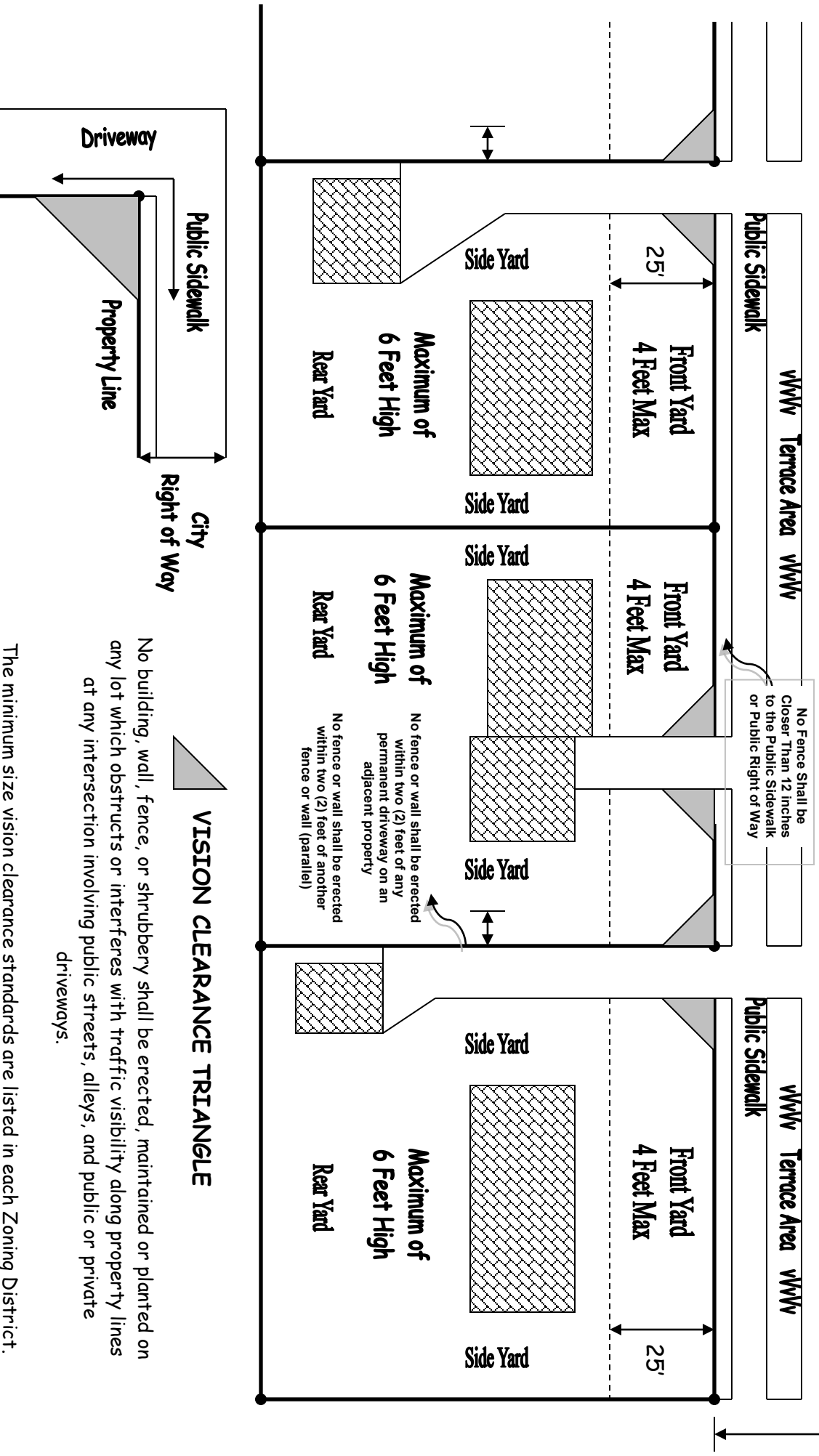
No Fence or Wall Shall Be Erected Within
(2) Feet of Any Permanent Driveway
on an Adjacent Property

(1)Foot Setback Required
From Public Sidewalk or
Public Right-Of-Way

Interior Lot

Public Street

City Right of Way



No building, wall, fence, or shrubbery shall be erected, maintained or planted on any lot which obstructs or interferes with traffic visibility along property lines at any intersection involving public streets, alleys, and public or private driveways.

The minimum size vision clearance standards are listed in each Zoning District.

The maximum grade elevation shall be no more than 3 feet in this area measured from the highest sidewalk grade.

Corner Lot

Note: Front lot line is the narrowest street frontage

Public Street

No Fence Shall be Closer Than 12 inches to the Public Sidewalk or Public Right of Way

City Right of Way

VISION CLEARANCE TRIANGLE

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The maximum grade elevation shall be no more than 3 feet in this area measured from the highest sidewalk grade.

Public Street

Public Sidewalk

vWvW Terrace Area vWvW

Public Sidewalk

WVW Terrace Area WVW

Public Sidewalk

WVW Terrace Area WVW

Public Sidewalk

vWvW Terrace Area vWvW

Front Yard 4 Feet Max

Front Yard 4 Feet Max

Street Side Yard 6 Feet Max

Side Yard 6 Feet Max

Side Yard 6 Feet Max

Street Side Yard 6 Feet Max

Rear Yard 6 Feet Max

Rear Yard 6 Feet Max

City

Right of Way

No fence or wall shall be erected within two (2) feet of permanent driveway on an adjacent property

No fence or wall shall be erected within two (2) feet of another fence or wall (parallel)

Driveway

Sidewalk

City Right of Way

Property Line