



FENCE PERMIT APPLICATION SUBMITTAL REQUIREMENTS

Per Land Development Regulations CH. 29, Article 5, Division 9,
Sec. 5-901 of the City Code of Ordinances

No fence or wall shall be constructed in the City of North Miami without first obtaining a Building Permit. No fence may be erected, constructed installed or maintained with barbed wire, spikes and/or spears, broken glass, electrical elements, exposed sharp objects or other hazardous materials.

Single Family Residential Districts: Fences may be up to five feet (5') high in the front yards, and articulation of an additional one foot (1') is allowed for the architectural enhancement of gates and fence features along the front yard fence. Fence heights in the rear yard setback and along the back and side property lines are allowed at six feet (6'). **NO CHAIN LINK FENCING IS ALLOWED IN THE FRONT YARD SETBACK.**

Multi-family and Non Residential Districts: Maximum fence height six feet (6').

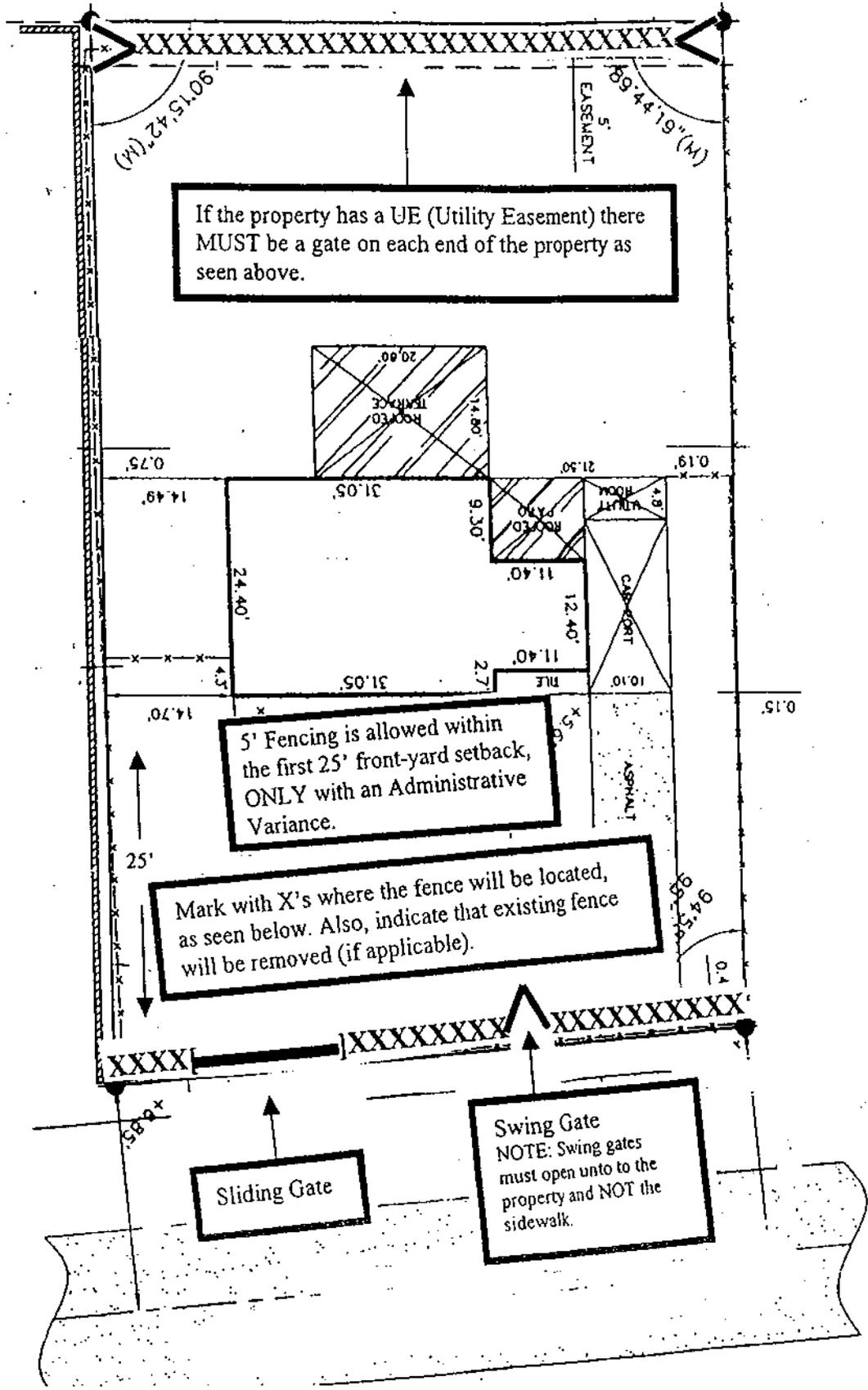
Industrial Districts: Maximum fence height eight feet (8').

- ___ 1. Completed Building Permit Application, signed and notarized.
- ___ 2. Completed Owner/Builder Affidavit (if applicable).
- ___ 3. Two copies of a property survey, and on the survey copies, indicate where the fence is proposed to be constructed – refer to Article 4 of the LDRs for setback requirements.
- ___ 4. Indicate on the site plan or survey the location of all fencing, gates and gate types. Swing gates must open up into the property, NOT over a sidewalk, alley or other property not owned by the owner/applicant.
- ___ 5. Two (2) sets of plans (signed and sealed by an architect or engineer are required for submittal for CBS walls and Masonry walls).
- ___ 6. Indicate on the plans/survey or site plan in ink, using xxxxxxxx – where entire fence is located on the property.
- ___ 7. Indicate on plans the color of any iron, aluminum, CBS or wood fencing and present color sample for zoning review (no samples are needed for black or white).
- ___ 8. If the survey indicates that there is existing fencing on the property, include a statement on the plans that the existing fencing will be removed (or sections removed) and the new fencing shall be installed.
- ___ 9. Indicate on the plans the height of the fence (front yard, side yards, and rear yard setbacks) and also indicate the additional height of any areas of fence articulation or posts.

ALL FENCING IN THE FRONT YARD SETBACK SHALL BE TRANSPARENT AND NOT OPAQUE. SOLID WALLS AND OTHER SOLID SURFACES (WOOD, ALUMINUM ETC) ARE PROHIBITED IN THE FRONT YARD SETBACK.

Solid fencing is allowed in the rear and side yard setbacks.

If the property has a utility easement in the rear or side yard setbacks – it must be indicated on the survey or plans. If a fence is proposed in the easement – there must be gates in the rear or side to allow access to the easement.



If the property has a UE (Utility Easement) there MUST be a gate on each end of the property as seen above.

5' Fencing is allowed within the first 25' front-yard setback, ONLY with an Administrative Variance.

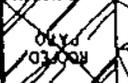
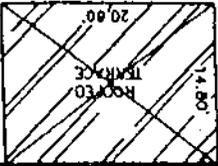
Mark with X's where the fence will be located, as seen below. Also, indicate that existing fence will be removed (if applicable).

Sliding Gate

Swing Gate
NOTE: Swing gates must open unto to the property and NOT the sidewalk.

90'15.42" (N)

89'44.19" (N)
EASEMENT 5'



0.75'

14.49'

31.05'

24.40'

4.5'

31.05'

14.70'

25.52'

21.30'

9.30'

11.40'

12.40'

11.40'

2.77'

10.10'

0.15'

ASPHALT

94.34'

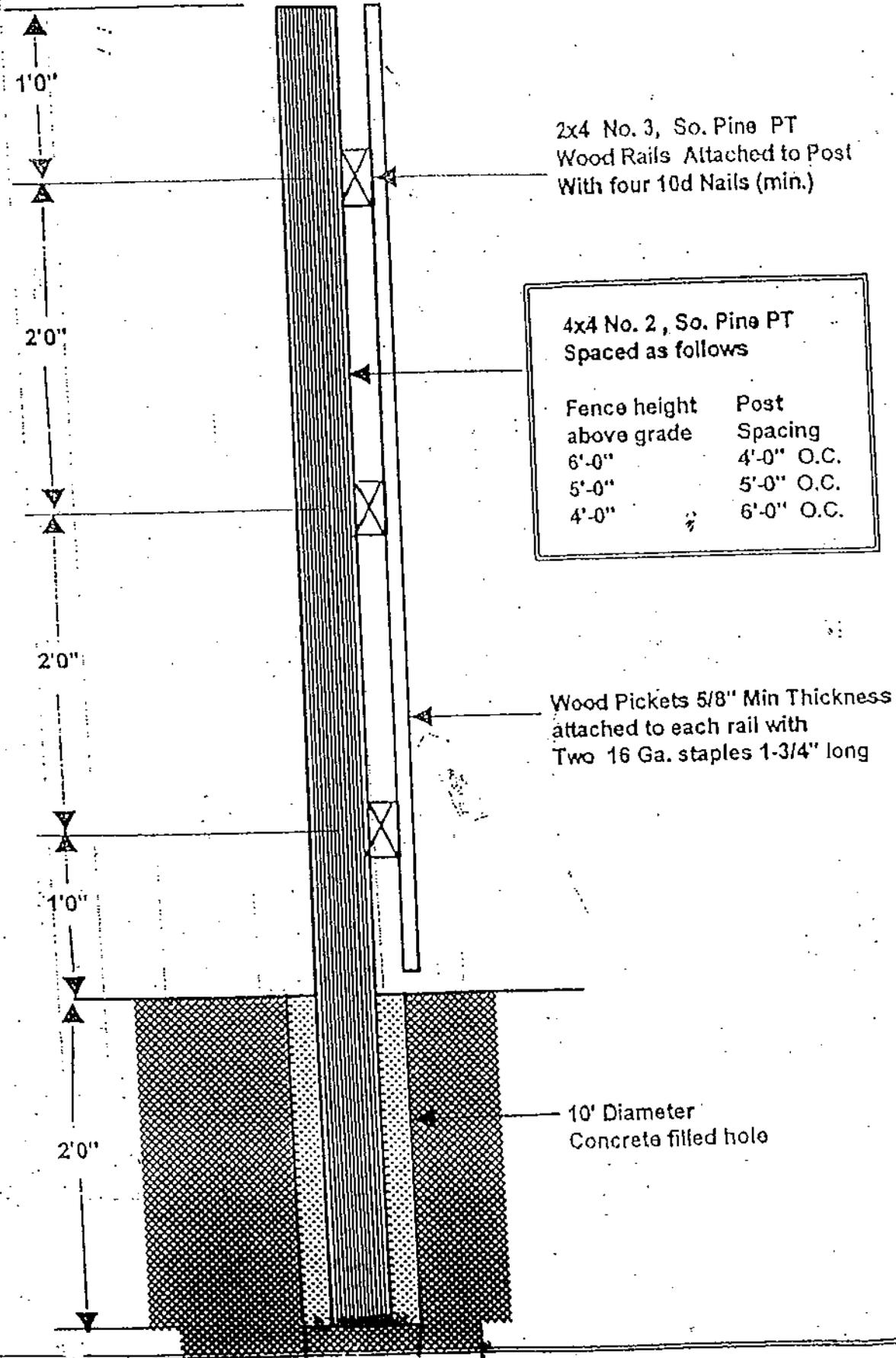
0.1'

94.85'

WOOD FENCE

Section 2328 FBC

6'0" Maximum



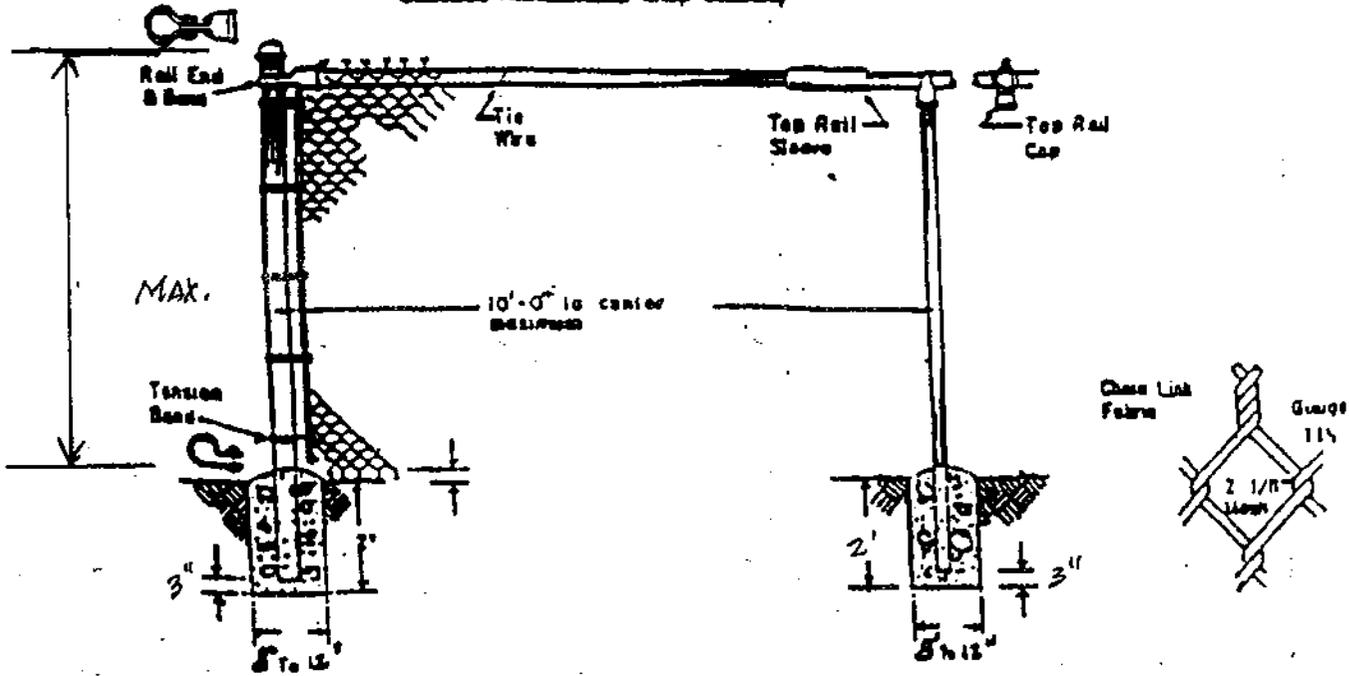
2x4 No. 3, So. Pine PT
Wood Rails Attached to Post
With four 10d Nails (min.)

4x4 No. 2, So. Pine PT Spaced as follows	
Fence height above grade	Post Spacing
6'-0"	4'-0" O.C.
5'-0"	5'-0" O.C.
4'-0"	6'-0" O.C.

Wood Pickets 5/8" Min Thickness
attached to each rail with
Two 16 Ga. staples 1-3/4" long

10' Diameter
Concrete filled hole

Standard Residential Shop Coaming



Post hole diameter is 4 times the diameter of the post.

TERMINAL POST		LINE POST		TOP RAIL	
Size	Wt. per ft.	Size	Wt. per ft.	Size	Wt. per ft.
2 1/2"		1 5/8" or 2"		1 1/2" or 1 5/8"	

Size is outside dimension * Weight is pounds per linear foot

REVIEWED

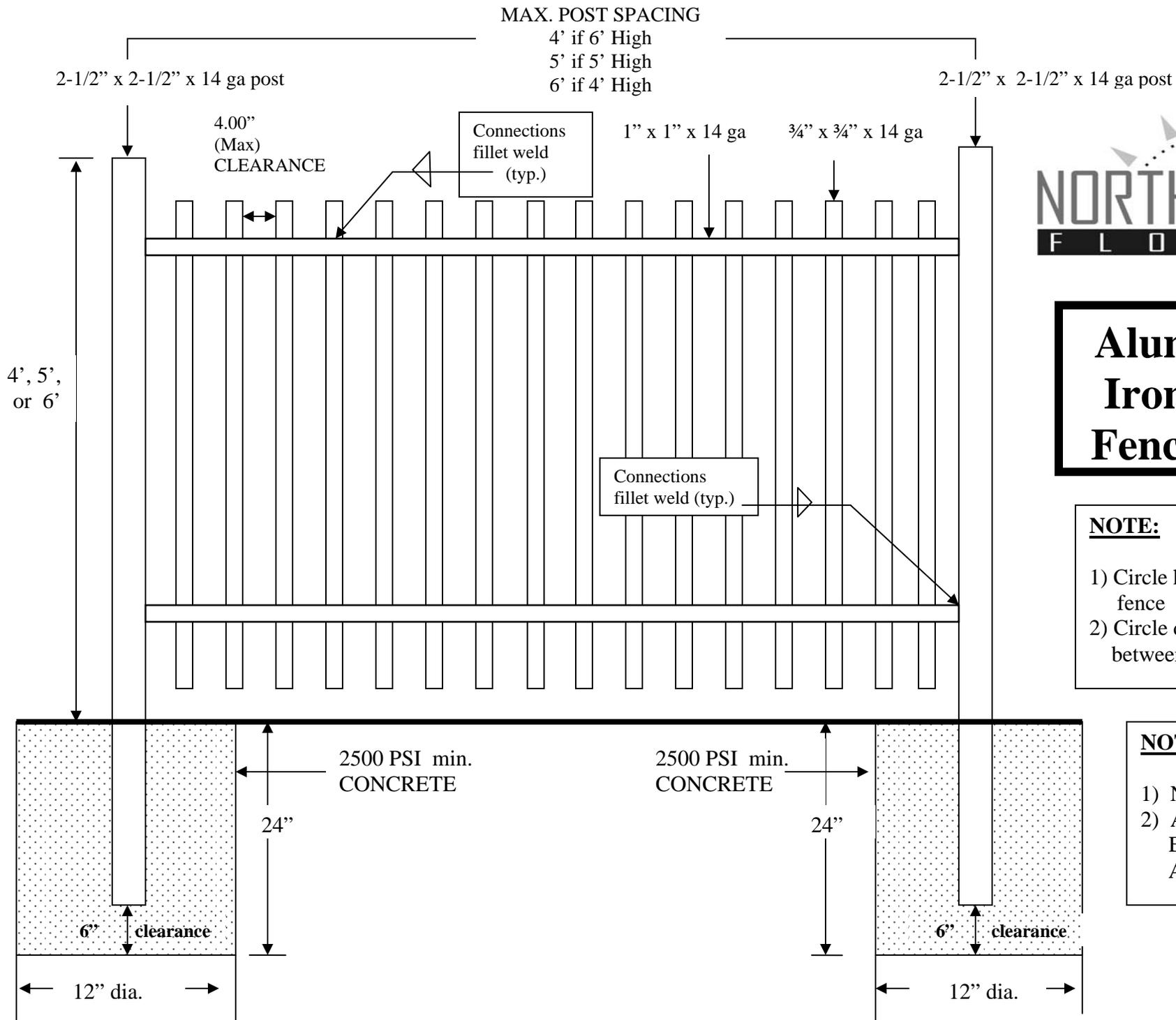
- ZONING _____
- FLOOD _____
- ACCESSIBILITY _____
- ENERGY _____
- ELECTRICAL _____
- MECHANICAL _____
- PLUMBING _____
- BUILDING _____
- STRUCTURAL _____
- CITY ENG. _____

CONTRACTOR: _____

OWNER NAME: _____

JOB ADDRESS: _____

CITY OF NORTH MIAMI



**Aluminum /
 Iron / Steel
 Fence Detail**

NOTE:

- 1) Circle height of fence
- 2) Circle distance between posts

NOTE:

- 1) NO SPIKES/SPEARS
- 2) ARCHES TO NOT EXCEED HEIGHT APPROVED