



GWINNETT COUNTY
Department of Planning & Development
One Justice Square
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Fences & Walls
(Revised September 2009)

The Zoning Resolution (Section 700) and the Property Maintenance Ordinance (Section 14-301) contain requirements about the location, height, material, and maintenance of fences and walls on residential lots. In addition, the Development Regulations (Subsection 7.4.6) contain restrictions about the construction of fences and walls in a drainage easement. All of these requirements are applicable in the unincorporated areas of the county.

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, masonry, picket or split rail. Chain link or other woven wire fences are prohibited in a front yard. 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.

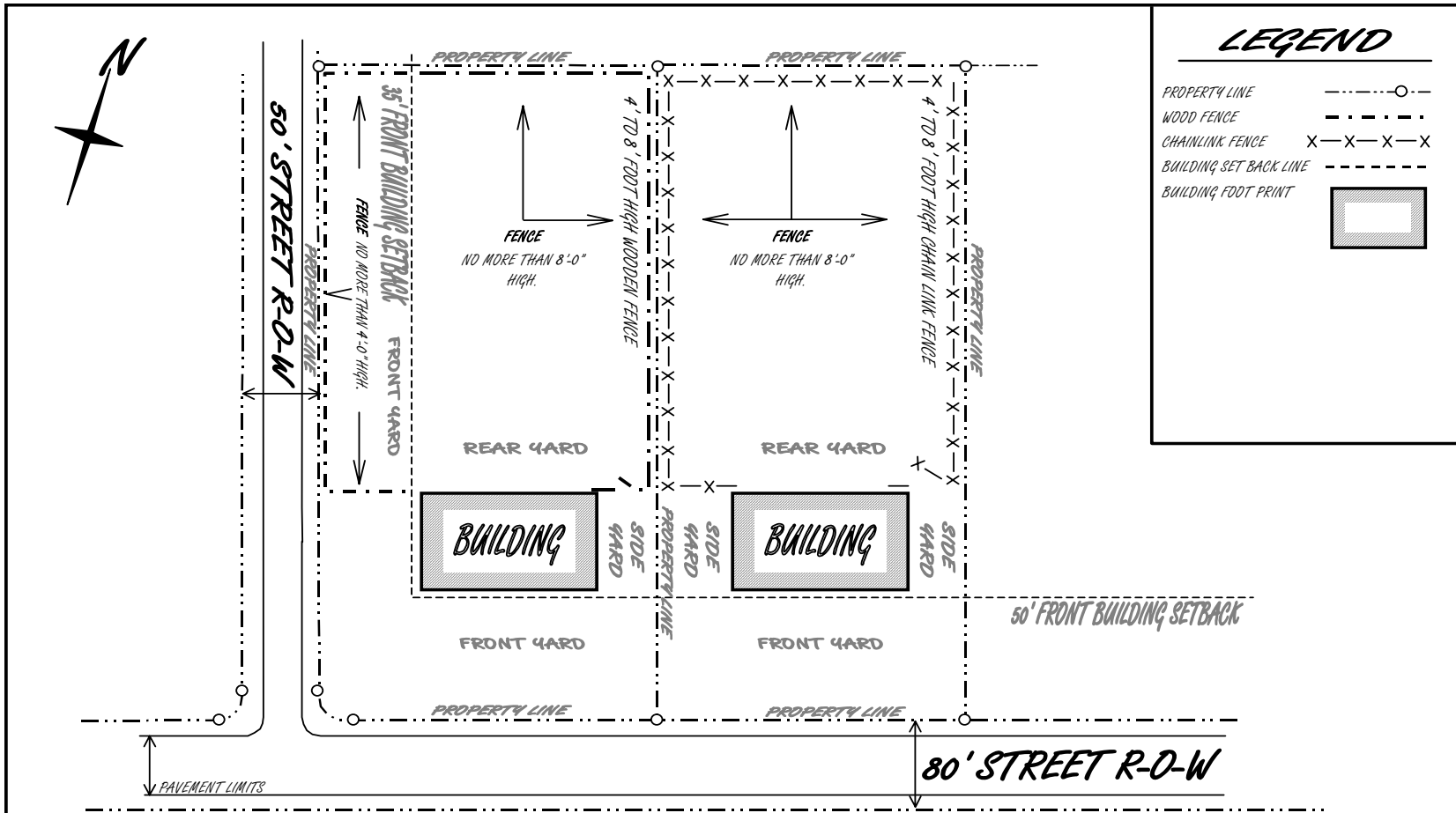
Fences and walls constructed after 27 April 1999 are not allowed in a drainage easement unless written permission from the county is given. For further information about fences and walls in drainage easements, please contact the Stormwater Plan Review Section of the Department of Planning & Development at 678.518.6150 between the hours of 8 am and 5 pm, Monday through Friday, except holidays. Drainage easements are indicated on Final Plats of subdivisions that are kept on file in the Real Estate Records Office of the Clerk of Superior Court.

Fences may be placed adjacent to or on 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 Zoning Board of Appeals at a public hearing) and for walls that are greater than 4 feet in height.

Violations of fence and wall regulations may be reported by calling the Police Services Quality of Life Unit Complaint Hot Line at 770.513.5004.



LEGEND

PROPERTY LINE ○

WOOD FENCE

CHAINLINK FENCE X-X-X-X

BUILDING SET BACK LINE

BUILDING FOOT PRINT

NOTES:

- CHAINLINK & BARBED WIRE FENCES ARE NOT ALLOWED IN FRONT YARD UNLESS LOT IS 3 ACRES OR GREATER IN SIZE.
- FENCES CAN NOT EXCEED 4 FEET IN A FRONT YARD.
- FENCES CAN NOT EXCEED 8 FEET IN A SIDE OR REAR YARD.
- CORNER LOTS HAVE 2 FRONT YARDS.
- ELECTRIC FENCES ARE NOT ALLOWED UNLESS LOT IS 3 ACRES OR GREATER IN SIZE.
- FENCES NOT ALLOWED IN STREET R-O-W (GENERALLY 11 FEET FROM EDGE OF PAVEMENT).

<i>SAMPLE FENCE LOCATION PLAN</i>	
SUBDIVISION NAME	
LOT NUMBER & BLOCK	
STREET ADDRESS	
SCALE: (ARCHITECT OR ENGINEER)	DATE