



FENCE PERMIT # _____

115 Locust Street, P.O. Box 127
 Hickman, NE 68372-0127
 Phone 402.792.2212 - Fax 402.792.2210
 www.hickman.ne.gov

Construction can only begin once application is approved and fence permit number is issued and paid. Do not begin construction until then.

Property Owner(s) _____ Phone # _____

Street Address: _____ Legal: Block ____ Lot ____ Addition _____

Contractor: _____ Phone # _____

Application Requirement Items - Call the Nebraska One Call system at 811 at least 3 business day prior to digging.

Completed Application Form
 Site Plan (2 copies)
 Permit Fee \$45.00
 Receipt # _____

1. Site Plan should include:

- a. North arrow and scale; Address; Property lines; Name of road(s)
- b. Location of proposed fence with written distances between proposed fence and the property line, the face of curb or edge of road, the city sidewalk, and house
- c. Location of any sidewalks and any landscape strip between the sidewalk and curb
- d. Location to any utilities (pedestals, transformers, water meters, power poles)
- e. Location of any easements (water, sewer, electrical, storm water, utility, pedestrian and bike trail)
- f. An outline of all structures and driveways located on the lot and lot(s) adjacent to the location of the proposed fence
- g. Location of any existing or proposed changes in grade, including any existing or proposed retaining walls and fill to level a sloping yard

2. Design Plan should include:

- a. Fence material such as: wood, vinyl, wrought iron, chain link, plastic or other ornamental
- b. Height of fence on all sections
- c. Open or closed spacing between pickets
- d. Height in inches from ground to base of fence (tight-to-ground or raised)
- e. All posts placed in concrete except in transitional agriculture district
- f. All fences shall face toward adjoining property or street frontage (finished side out)

ACKNOWLEDGEMENT BY APPLICANT - PLEASE INITIAL EACH ITEM BELOW

____ Initial that Fences built within easements are the property owner's responsibility to repair or reconstruct, in the event, a Utility Company makes any repairs to their utility lines or equipment, installs new lines or equipment, or constructs junction cabinets within the designated easement.

____ Initial that the Fence will not obstruct or interfere with any water drainage for neighboring properties.

____ Initial that the Fence is within all height limitations and property lines. **Lot pin location is the property owner's responsibility.**

CERTIFICATION: *I, the undersigned owner/applicant of the subject property, have read this application for a fence permit and certify that the information, drawings and specifications herewith submitted are true and correct to the best of my knowledge and belief.*

OWNER/APPLICANT'S SIGNATURE: _____ DATE: _____

PLAN AND PERMIT APPROVED BY _____ DATE _____

FENCE GUIDELINES

Residential Homes

City of Hickman Nebraska

Frequently Asked Questions

1. **Do I need a Permit?** Yes, all fences require permits. **Even if I just want to replace my existing fence?** Yes, this is a great opportunity to make sure your fence is compliance with current regulations. **What if I just need to repair/replace a panel and some broken pickets?** You do not need a permit to do minor repairs on your existing fence. **Why do I need a Permit?** Regulating fences protects the property owner, neighbors, and residents of the City of Hickman and future owners of your property.
 - a. Fences can be hazardous if they obstruct the view of motorists and pedestrians at street intersections and driveways.
 - b. Fences can change the feel and appearance of a neighborhood. When fence heights vary substantially from one residential lot to another the appearance and character of the neighborhood can be adversely affected.
 - c. Fences can block or obstruct light and restrict air flow. Just as the construction of a garage too close to a house can disrupt the surrounding environment, so can an improperly placed high fence.
 - d. Fences can interfere with the natural flow of storm water drainage. It can be detrimental to neighboring properties if a fence placed on the ground acts as a dam blocking the natural swale and flow of storm water diverting it to a neighboring property.
2. **Where do I get a Permit?** The City Office has permits available. You may also request a permit via email at hickman.ne.gov or call 402.792.2212 to have information emailed to you.
3. **What do I need to bring in with my Permit?** Two copies of a site plan will be sufficient. See Site Plan for details.
4. **What do I need to do before I dig?** Prior to digging please call the Nebraska One Call system at 811 or 800-331-5666 or email your request to www.ne1call.com at least 2 business days prior to digging but not more than 10 business days.
5. **Can I put a fence along my property line?** Yes, fences can be installed along a property line. However, it is good practice to place the fence between two and six inches into your yard from that line. (Do not assume your neighbor's fence is on their property line)
6. **Where is my Property Line?** The City does not locate property pins. You may use tools like GIS mapping found on the Lancaster County Assessor's webpage to view approximate lot lines and distances between pins. It is your responsibility to locate all of your lot pins or have a land surveyor locate them for you. It is also your responsibility

to check your house plan for easements and your neighborhood covenant or home owner's association for any fence restrictions.

7. **What are Easements?** A portion of the property is used by another for a designated purpose. Types of easements in Hickman are Water, Sewer, Electrical, Storm Water, Utility, Pedestrian, and Bike Trail. If your fence is built within an easement know the fence may be removed at owner's expense and will not be reconstructed by any easement owner.
8. **What if I have Electrical boxes or pedestals in back yard? Section 9.03.02 Location 2.b.** requires that the large green transformer boxes have a ten feet (10') clearance from the lock side (decal side) and one foot a (1') clearance on the remaining three sides. The smaller pedestal requires a three feet (3') clearance from its lock side and side clearance of one foot (1'). If the Public Works department needs to access the transformer to shut off the power they use a ten foot pole and will remove any fence panels that are in the way at the homeowner's expense.
9. **Does it matter which side faces out?** Yes **Section 9.03.04 Facing** requires all fences shall face toward adjoining property or street frontage, commonly referred to as "Good Side Out".
10. **What are the height limitations?** Fences constructed along a side and rear lot line shall not exceed 76 inches in height. Fences in the front yard setback cannot exceed 48 inches in height and be of open design. **See 30' 90' Sight Triangle Diagrams 1, 2, & 3 for placement of 6' tall fences on a corner lots.** Note: A standard picket length is 72 inches (6 ft.) the remaining four (4") inches allows for ground clearance and top rail (if used) to make the total 76 inches. **Section 4.08 General Provisions** No fence can be constructed in any sight triangle of a driveway or adjacent intersection (corner lot where two streets meet) see diagram. Also any terrace, berm, or retaining wall that elevates the fence is considered part of the fence and is used in calculated the height of the fence. **Section 9.03.01 No. 4** Fences constructed on a lot line abutting a Commercial or Industrial District may be up to eight feet (8') in height.
11. **Should I worry about drainage?** Absolutely, especially in areas of new construction or varying elevation. **Section 4.12** No structure shall be erected affecting change to the course, width or elevation of any natural or other drainage channel. It cannot obstruct, interfere with, or substantially change the drainage from such land to the detriment of neighboring lands. When in doubt ask the Developer about the grading and storm water runoff or drainage maps for your addition and also talk to the City.
12. **What type of fence material can I use?** Permitted types of fences include chain link fencing, wood fencing, wrought iron, plastic, vinyl or other ornamental fencing. **Section 9.03.02 No. 4** Barbed wire fencing is NOT allowed in the city limits. **Section 9.03.03** Electric Fences are NOT allowed in the city limits or in its (ETJ) extraterritorial zoning jurisdiction except in the Transitional Agriculture (TA) district.
13. **Does it matter what I use to set my posts?** Yes **Section 9.03.02 No. 5** All supporting posts must be set in concrete except for agricultural fencing in the TA district.

14. **What are the design restrictions? Section 9.03.02 No. 1** Fences located in the front yard must qualify within the definition of an open fence. Solid fences may be constructed along a side and rear lot line. Solid fences may be placed on a lot line abutting a Commercial District.
15. **I constructed my fence under a Fence Permit. Can I reconstruct the fence?** Some fence permits were issued in the past for fences that would not be approved under newly adopted guidelines. Staff will review each request for reconstruction to confirm compliance with the current requirements. A new fence permit may be required.
16. **I have a dispute with my neighbor regarding fence appearance/maintenance/location of property line... what can I do?** If the fence complies with the City regulations being enacted at the time the fence was installed this is a civil matter between property owners.
17. **How are the fence regulations enforced?** The Zoning Administrative Officer may receive a complaint about a fence through a neighbor or other witness. The property owner may remedy the situation by bringing the fence into compliance with the Hickman Zoning Ordinance 2011-15 or by applying for a variance through the Board of Adjustments. If the property owner chooses not to remedy the situation, he or she may be fined and court action may be taken.

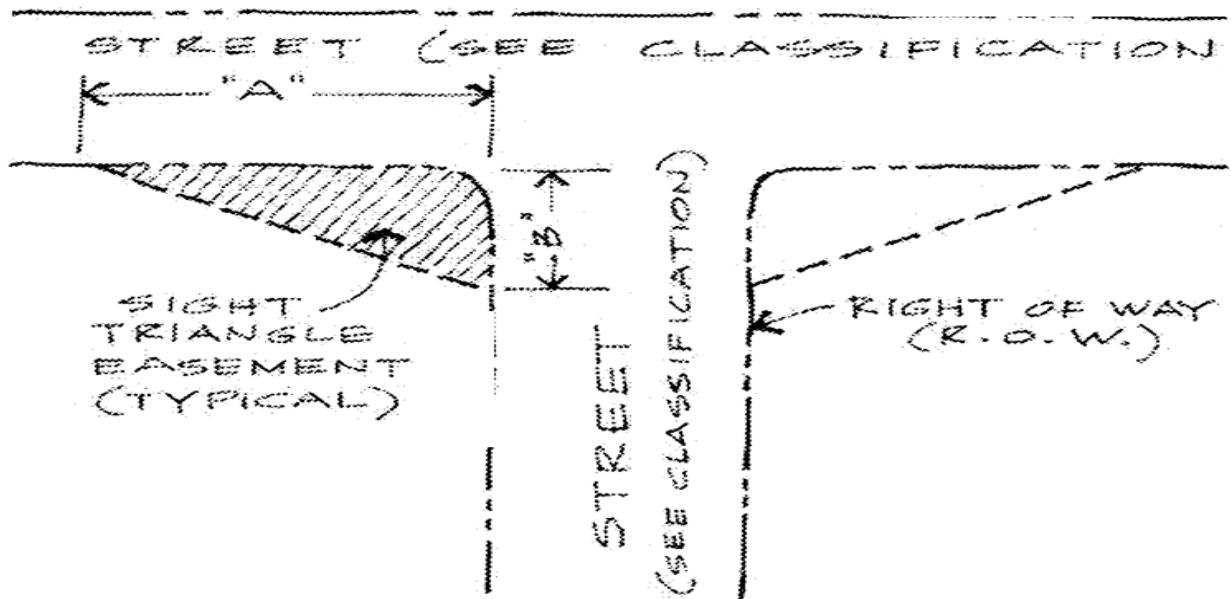


Diagram 1

18. **Sight Triangle Diagram for Corner Lots on Minor Roads:** Minor roads (1) have a residential speed limit and a minimum stopping sight distance. Using diagram 1 above with distances for Side "A" = 90 feet and Side "B" = 30 feet a sight triangle can be determined. For a 6 ft tall fence the measurement is taken from the middle of the sidewalk along both streets, the dashed edge of the triangle or Side "C" should be used to determine the placement of the fence in the yard, distance from the property line and

distance from the house on the Site Plan. Note the rear fence line cannot be located within the sight triangle of a neighboring driveway (see Diagram 3). This formula is for flat, straight roads. If there is a significant change in grade, landscaping, curved roadway or any other sight triangle issues, the permit may be denied for safety reasons.

19. **On Major Roads such as Aerial Streets (Triangle 2):** The distance of both Side A and Side B shall be increased accordingly, see Triangle 2 of Diagram 2 below, to adjust for increase speeds and increased minimum stopping sight distances. City Staff will review and determine the appropriate lengths of segments 1 and 2 for the Diagram 2.

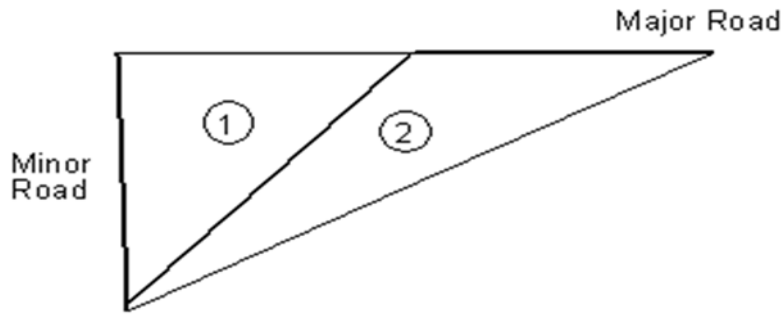


Diagram 2

20. **Driveway Sight Triangle:** All fences are to allow for clear visibility of vehicles and pedestrians. See Diagram 3 below.

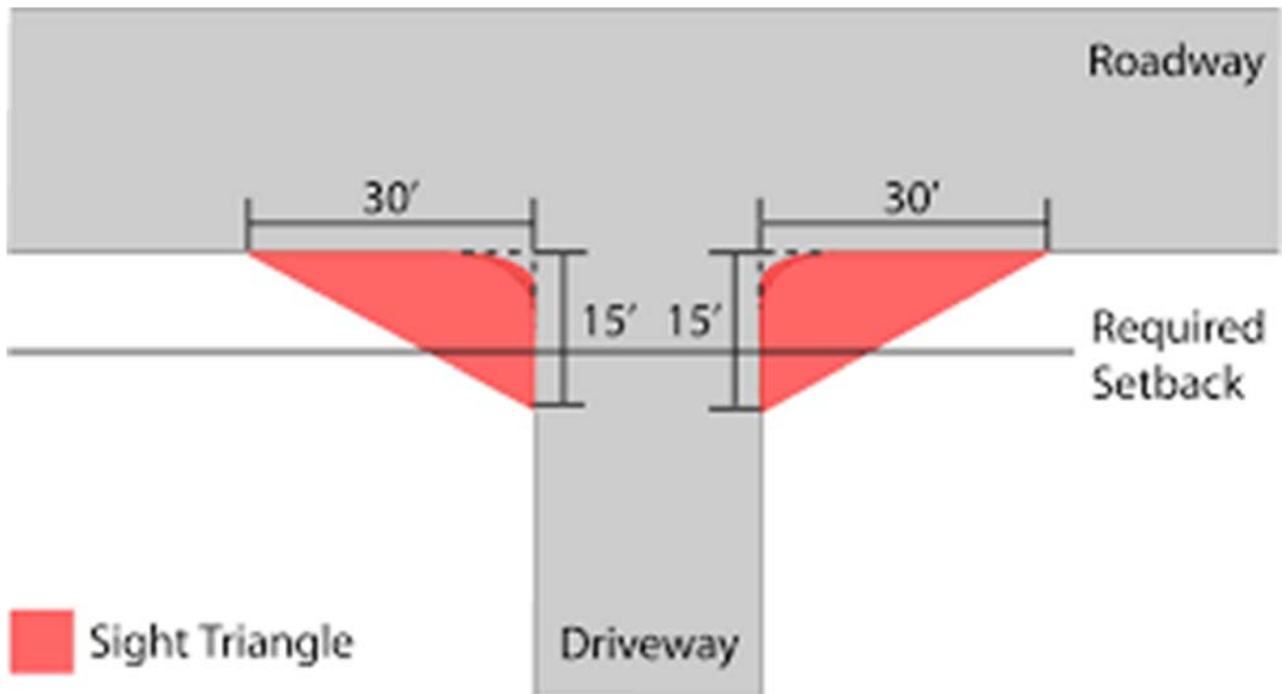


Diagram 3