

Revised  
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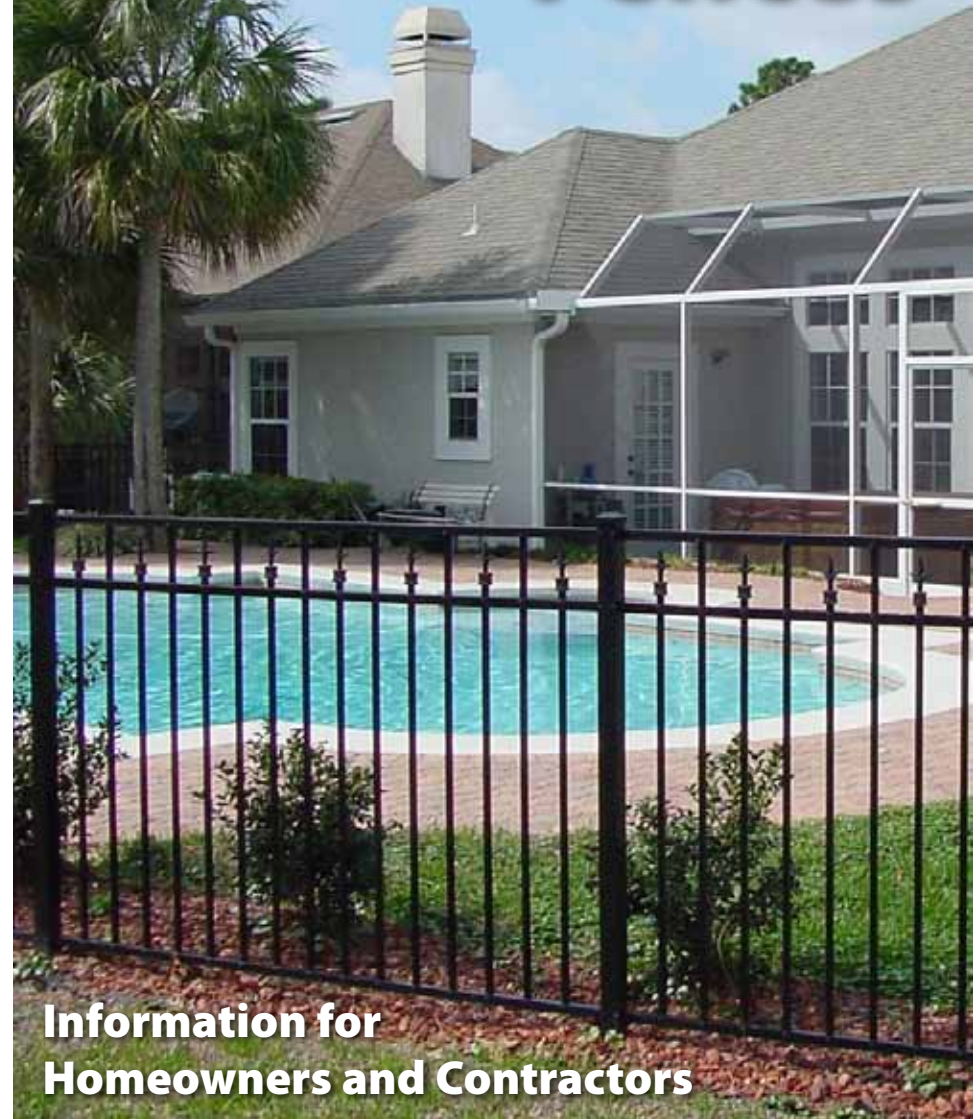
**Office Hours:**  
Monday to Friday  
8 a.m. to 5 p.m.

**For more information:**  
[CoralSprings.org/communitydevelopment](http://CoralSprings.org/communitydevelopment)  
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[CoralSprings.org/code](http://CoralSprings.org/code)

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# Fences



**Information for  
Homeowners and Contractors**

## Permitted materials

(Check with your HOA, they may have stricter regulations)



*Vinyl Coated Chain Link Fence*

- Vinyl Chain link
- PVC – semi private only (Ex. Shadowbox style)
  - not allowed on waterside
- Wood – semi private only (Ex. Shadowbox style)
  - not allowed on waterside
- Aluminum Rail
- Materials cannot be mixed. Only one type allowed, unless the property has a waterway directly behind the house.

## Colors

All standard colors are acceptable but if the rear of the property is by a waterway, you can avoid installing landscaping in this area as long as you use black vinyl chain link, bronze or black aluminum rail. You will still need landscaping when the fence faces a street, regardless of the fence color.

## Height

- Interior side maximum 6'
- Street side maximum 5'
- If side street fence is setback minimum 15' from property line, height can be increased to 6'
- Rear maximum 6'
- Front yard 4' maximum; limited to decorative fences. Owner or contractor must submit a picture of the house and fence prior to submitting the permit, may require Architectural Review Committee review (ARC).

## Setback

- There is no setback for fences, they can be installed to the property line, except sides that face a street, which must be set back 2.5 feet from property line.
- Please make sure that all gates swing towards owner's property (in) and that no gate gives access directly unto to neighboring property.

## Easements

- If there's an easement, easement agreements will be required from the drainage district, (D.E.), utility companies (U.E.) or association if it is a private waterway or easement.
- There are 6 Drainage Districts in Coral Springs, please contact the Planning and Zoning Division to determine which district you should contact for your property.
- For utility easements, you may pick up the easement agreement information package in the Building Division. This package contains all instructions necessary for this process.
- When permission from a homeowner's associations is required, please obtain a letter on the association letterhead and signed by an officer of the association.

## Landscaping

When landscaping is required, the shrubs must be a minimum of 18" tall at time of planting and spaced a maximum of 3 feet apart on center. We strongly recommend the use of native planting materials.

*Landscaping is required when:*

- Fence faces a street (right-of-way)
- Fence faces a waterway (canal, lake, Etc.)

*Landscaping is not required when:*

- The fence is immediately adjacent to the deck or patio.
- On the front yard when the fence is decorative.
- Along a section that faces any body of water and the fence is black vinyl, bronze or black aluminum rail.



*Wood Shadowbox Fence*

## Inspections

The contractor or owner must call the Building Division to schedule the inspection.

- If the fence is installed by the homeowner, they are responsible for installing the landscaping before calling for the zoning inspection on the fence. We will inspect the landscaping and fence at the same time. All required landscaping will be marked on the plans when reviewed by zoning.
- When a fence contractor installs the fence two permit numbers are issued. The first one is for the fence and the second one for the landscaping. The contractor will schedule the zoning inspection and then when the homeowner is done installing the shrubs, he has to call to schedule the landscape inspection. The permit will be closed only when both inspections are successfully completed.
- Failure to successfully complete the inspection process by closing out all permits (fence and landscape) may result in an expired permit status once the validity of the issued permits expires.



*Vinyl Semi Private Fence*



*Aluminum Rail Fence*