

# Fence Guide

## Why This Guide?

Whether you're adding privacy to your backyard, keeping pets safe, or simply improving your home's curb appeal, installing a fence is one of the most common home improvement projects in Plainfield. This guide is here to make the process straightforward and stress-free.

- > Not every fence is allowed everywhere - height limits, materials, and placement vary by property type, right-of-ways, and yard location.
- > Reviewing easements and HOA requirements prior to installation can prevent costly issues down the road.
- > This guide summarizes the key requirements so residents don't need to navigate the full ordinance on their own.

## Before You Start

Before anything else, locate your property survey. It shows your exact boundary lines and any recorded easements - areas where utilities, drainage, or other access rights may limit where a fence can be placed.

Easements are more common than most people realize. If a utility crew needs access to a line that runs through your yard, a fence in the wrong spot can become your problem to move. When in doubt, check before you dig.

If you can't locate your survey, the Hendricks County Recorder's Office maintains copies of recorded documents and can help you track one down.

## Planning Your Fence The Right Way

A fence is a long-term investment. Plainfield's zoning rules exist to keep neighborhoods looking great and to protect everyone's property - including yours.

Before breaking ground, confirm your property type, review any HOA rules, and check for underground utilities. These steps protect you from fines, neighbor disputes, or having to move a fence after it's already built.

## Good to Know

A few reminders before you get started - see the Quick Start Guide on the next page for the full step-by-step process.

- ✚ No building permit is required for a residential fence in Plainfield.
- ✚ HOA approval - if applicable - can take up to 30 days, so it's worth reaching out early in the process.
- ✚ Indiana law requires you to call 811 before any digging. It's a free service and only takes a few minutes to request.

## Helpful Contacts

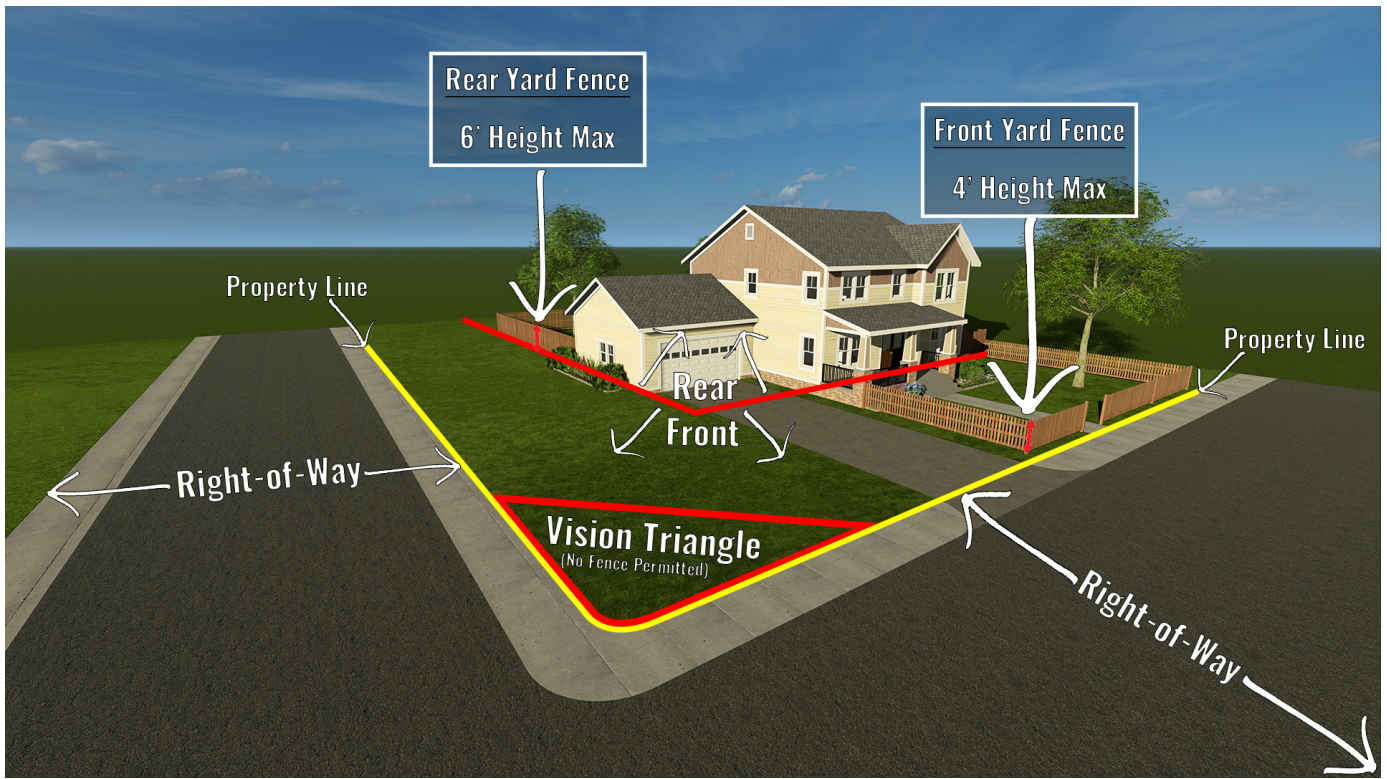
### Hendricks County Recorder's Office

Address: 355 S. Washington St, Danville IN 46122  
Phone: (317) 745-9224  
Hours: Monday-Friday; 8:00 a.m. - 4:00 p.m.  
Online: [co.hendricks.in.us](http://co.hendricks.in.us)

### Indiana 811 - Call Before You Dig

Phone: 811 (or 1-800-382-5544)  
Online: [indiana811.org](http://indiana811.org)  
Hours: 24 hours a day, 7 days a week  
Required: At least 2 full business days before digging

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## Fence Quick Start Guide

### Know Your Property

1

Check your property survey to confirm exact property lines, and look for recorded easements (utility, drainage, access) and right-of-way locations. Fences must not block or interfere with an easement's intended use. Your survey and deed are usually on file with the Hendricks County Recorder.

### Check with Your HOA (If Applicable)

2

Restrictive covenants may apply - check with your Homeowners Association before proceeding. HOA approval can take 14-30 days, so do this early. They have rules on materials, color, and style beyond what the Zoning Ordinance requires.

### Verify Zoning Requirements

3

No building permit is required for a fence in Plainfield, but placement must comply with the Plainfield Zoning Ordinance. Confirm your property type, yard type, and maximum height of fence allowed using this document.

### Call 811 Before You Dig

4

Indiana law requires all property owners to call 811 or submit a request at [indiana811.org](http://indiana811.org) at least two business days before any digging. Utility crews will come to your property and mark underground lines at no charge.

### Install & Inspect

5

Install within your confirmed property lines, keeping posts clear of marked utility zones. Ensure no portion of the fence encroaches into a corner lot vision triangle and that finished heights comply with your yard type and zoning district.

The diagram above illustrates the key fence placement concepts for a typical residential corner lot, including the vision triangle where no fence is permitted, property lines, right-of-way boundaries, and the difference between front and rear yard areas.

### Permitted & Prohibited Materials

Residential fences may be constructed of chain link, solid (privacy-style), architectural screen, lattice-work, masonry, or hedges. Barbed wire, razor wire, concertine wire, and similar materials are not permitted on any property regardless of type.

#### Maximum fence height (in inches) by required yard

Property Type	Front	Side	Rear
Residential	48"	72"	72"
Commercial	Not Allowed	72" <sup>1</sup>	72" <sup>1</sup>
Industrial	72" <sup>1</sup>	96" <sup>1</sup>	96" <sup>1</sup>

<sup>1</sup> Except when screening ground-mounted mechanical units

### Key Reminders

- > Fence height is measured from finished grade at point of installation.
- > Fences must not obstruct the vision triangle on corner lots.
- > Mechanical unit screening fences may exceed standard height limits.



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