
CITY OF WINTER PARK FENCE REQUIREMENTS AND CODE OF ORDINANCES

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DO I NEED A PERMIT? One of the most often asked questions is: Do I need a permit? The answer is, yes in most cases! The City has adopted the 5th Edition 2014 Florida Building Code (FBC) with certain amendments as the Winter Park Building Code. Relating to requiring a permit, Sections 105.1, 105.2 & 105.2.1 of the Florida Building Code state

A permit shall not be required for: painting, re-glazing windows and doors, floor covering, minor stucco repair, gutters and down spouts, minor roofing repairs (one square or less) replacing 2 or less fence panels with same materials, minor dock or boathouse repair (up to 60 square feet of decking, replacement of handrails with like material and configuration), replacing electrical fixtures, replacing a single sink, or lavatory or water closet and for work exempt by FBC 105.2.

Sec. 58-80. - Parking lot (PL) district.

(a)*Purpose and intent.* This district is established to provide areas for public or private parking lots within a zoning district that limits the permitted use only to surface parking and does not otherwise permit any other residential or nonresidential structures or buildings. This parking lot district then may be used to commit land to only a use as a surface parking lot. This zoning district may be utilized in any comprehensive plan future land use designation in the event of future redevelopment. Above-grade parking garages or decks are prohibited.

(b)*Permitted uses.* The following is the only permitted use:

(1)Surface parking lots including stormwater retention facilities but not parking garages or decks.

(c)*Development standards.*

(1)All parking lots shall meet the requirements of this article in terms of the design and construction, and other requirements as specified in the off-street parking and loading regulations and shall meet such other technical requirements as required by the city for traffic safety and visibility.

(2)For surface parking lots, development shall not exceed 85 percent impervious coverage in this district.

(3)Whenever the rear or side property lines within this district share a common property line with parcels zoned residential, either a solid wall or fence (other than wood) shall be provided along the entire common line. The wall or fence shall be six feet in height; except that such wall or fence shall be only three feet in height from the front setback line of the adjoining parcel to the front property line of the adjoining parcel.

(4)Other code sections related to development that should be referenced include, but are not limited to, off-street parking regulations, general provisions, definitions, sign regulations (article IV), environmental protection (article V) (this section includes division 1, stormwater; division 6, tree preservation; [division 8](#), landscape regulations; [division 9](#), irrigation regulations; and [division 10](#), exterior lighting), subdivision regulations (article VI), historic preservation (article VIII) and concurrency management regulations (article II).

(Ord. No. 2646-05, § 9, 9-12-05; Ord. No. 2796-10, § 1(Exh. A), 2-22-10)

Sec. 58-292. - Precautions and standards required during construction and other land development permits.

(a) Before plans are submitted for permit, the city or designee is to be consulted before any permanent structure or impervious paving is constructed within the tree protection area.

(1) A tree protection barrier plan shall be provided illustrating how protected trees located on or adjacent to the subject property will be protected from any adverse effects of proposed construction or grade changes. The plan must include the tree protection barrier that will be installed.

(2) If a major root of any protected tree affected by a grade change extends beyond its drip-line, then additional root protection per [section 58-293](#) may be required.

(3) Prior to demolition, grade change and/or construction, a tree protection barrier shall be placed and maintained as necessary to prevent damaging protected trees on, or adjacent to the subject property.

(4) Tree protection barrier(s) is to be placed at or beyond the tree's drip-line whenever possible. At no time shall the tree protection barrier(s) be closer than ten feet from a trunk unless existing or proposed structures are within that range.

(b) On single family residential (R-1) and multi-family residential (R-2) construction sites and all demolition sites, tree protection shall be provided by a barrier consisting of a four foot high continuous **fence** with eight foot spacing of supports sufficiently sturdy to provide constant protection of the subject tree(s) at all times. Posts may be shifted to avoid roots. An access gate, to be locked, may be required. The city shall administratively adopt additional tree protection requirements.

(c) All non R-1 (single family residential) and non R-2 (multi family residential) construction and demolition sites shall require the following:

(1) A tree protection barrier consisting of continuous chain link **fence** six feet high, with six foot metal posts with eight foot spacing. Posts may be shifted to avoid roots. An access gate, to be locked, may be required. The city may allow for some modifications to the tree protection barrier.

(2) A tree protection sign(s) spaced at a minimum of every 35 linear feet of tree protection barrier provided. Mount signs equally spaced and attach them securely to the **fence** facing out at a five-foot height.

(d) Tree protection sign(s) shall be a minimum of two feet wide by three feet high consisting of a durable rigid, plastic or metal material with non fading lettering, legibly printed in characters a minimum of 1½ inches high on its face. Tree protection signs and barriers are to be maintained through job completion or to the satisfaction of the city. A minimum of one sign is required per barrier. Sign text shall be included in English and Spanish and shall read:

Sec. 58-227. - Other development.

(a) *General requirements for other development.* All development, including manmade changes to improved or unimproved real estate for which specific provisions are not included in this ordinance or the Florida Building Code, shall:

(1) Be located and constructed to minimize flood damage;

(2) Meet the limitations of subsection [58-223\(d\)](#) of this ordinance if located in a regulated floodway;

(3) Be anchored to prevent flotation, collapse or lateral movement resulting from hydrostatic loads, including the effects of buoyancy, during conditions of the design flood;

(4) Be constructed of flood damage-resistant materials; and

(5) Have mechanical, plumbing, and electrical systems above the design flood elevation or meet the requirements of ASCE 24, except that minimum electric service required to address life safety and electric code requirements is permitted below the design flood

elevation provided it conforms to the provisions of the electrical part of building code for wet locations.

(b) **Fences** in regulated floodways. **Fences** in regulated floodways that have the potential to block the passage of floodwaters, such as stockade **fences** and wire mesh **fences**, shall meet the limitations of subsection [58-223\(d\)](#) of this ordinance.

Building plans.

- (1) A building permit shall not be issued for any new structure or building, addition to any existing structure or building, **fence** or wall or significant change to an existing property on a lakefront, canalfront or streamfront lot until satisfactory building plans are reviewed and approved that are deemed in compliance with the objectives established in the aforementioned purpose and intent. The planning department shall review all such plans and provide a recommendation to the planning and zoning board.

All County Fence Contractors supplies the following fence styles in Winter Park, FL.

- Wood Privacy, Picket ,
- Vinyl Privacy, Picket,
- Ornamental Metal, Steel, Aluminum
- Chain Link, Galvanized, Black Vinyl Coated, Temporary Panels
- Driveway Gates, Gate Openers, Access Control Systems, Entry Gates, Entry Systems
- Residential Fences, Commercial Fences, Security Fences, Dog Fences
- Fence Installation, Fence Repair, Fence Rental, Contractors, Companies, Installers, Builders

(All County Fence Contractors is not responsible for the accuracy of this information. Visit cityofwinterpark.org and Municode.com for the most up-to-date information on Winter Park building codes and permit requirements.)
