



# FAST FACTS

## Fences, Sheds and Detached Garages

Any new fence or replacement fence that requires **new post holes to be dug REQUIRES** a building permit. Replacement of pickets, runners, or posts (using existing post holes) does not require a permit.

All sheds **200 square feet and greater** in size **REQUIRE** a building permit. Any shed, regardless of size, on a **permanent foundation REQUIRES** a building permit.

\*\*Fences and sheds not requiring a building permit are **still subject** to the regulations found in Lawton City Code, including but not limited to setback requirements, architectural design standards, and height restrictions.\*\*

### A Few Helpful City Code Sections:

**18-4-1-404.1** For setbacks, size limitations, separation requirements and height restrictions

**18-4-1-407** For architectural design standards and height restrictions

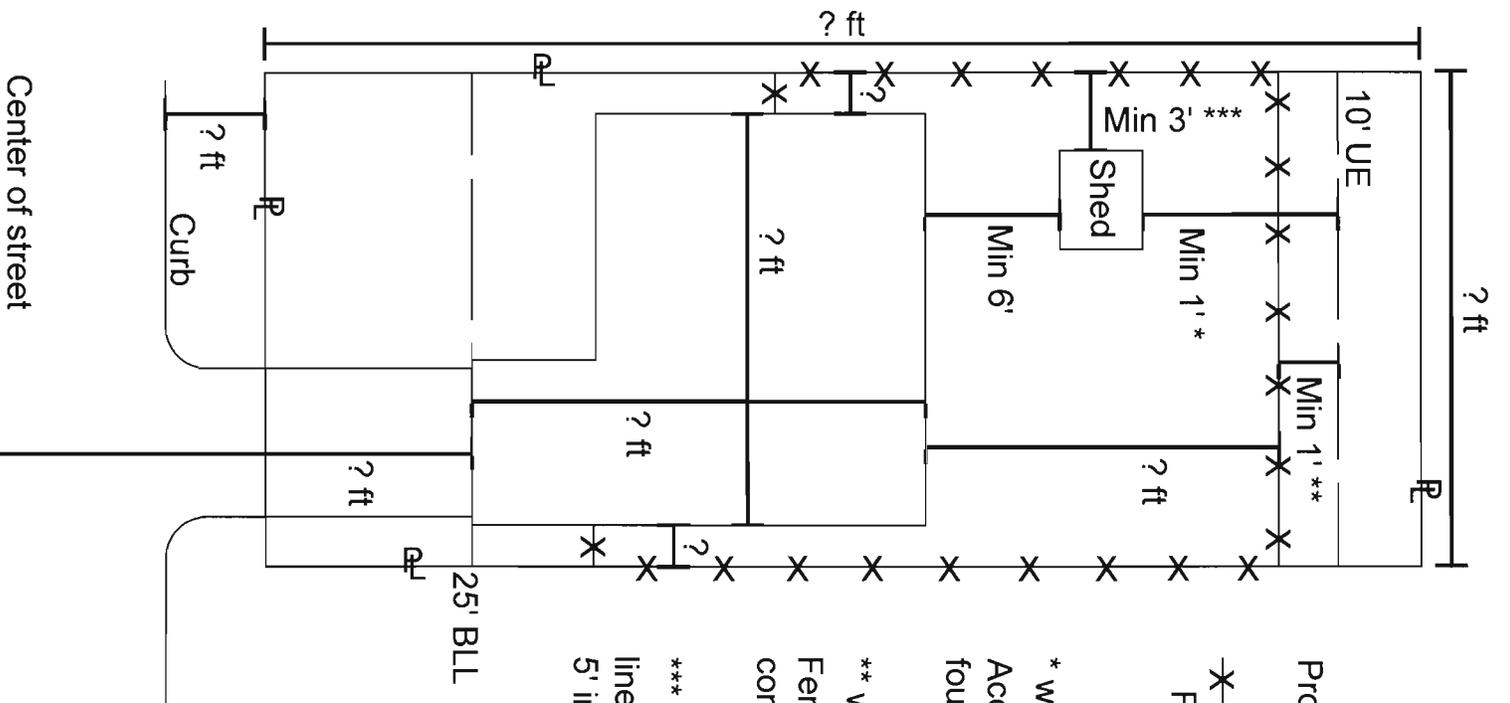
Certain encroachments (fences, sheds, etc.) are allowed to be placed on public utility easements, but only **after** a revocable permit has been obtained. A copy of the property owner's deed is required with the revocable permit application. (See Section 20-1-101 for revocable permit regulations)

Any shed or detached garage 200 square feet or greater in size requires a waffle slab foundation and a pre-pour foundation inspection.  
*(A waffle slab foundation detail sheet will be handed out with your permit.)*

A site plan is required to be submitted with a building permit application. The site plan should be drawn to scale showing all property lines, easements, the foot print of any existing structures and all proposed improvements, including dimensions to property lines and between structures. *(If you have a current mortgage on your home, you may have a Mortgage Inspection Certificate that can be used as your scaled site plan.)*

*See back for site plan example*

*This handout and site plan are non-inclusive. There are more requirements than listed above subject to your lot and location. For a **complete list** of what requires a permit and the requirements for each, please visit our website at [www.cityof.lawton.ok.us](http://www.cityof.lawton.ok.us)*



Property Line  
R

X X X X  
Fence

\* without a revocable permit  
 Accessory bldgs/shed less than 200 sq ft and without a permanent foundation may be placed on an UE with a revocable permit

\*\* without a revocable permit  
 Fences may be placed on an UE with a revocable permit. If using concrete footings, footings shall have a max depth of 6"

\*\*\* if an accessory bldg/shed is closer than 65' to the front property line, then the setback from the side property line shall be a min of 5' instead of 3'

- |         |                     |
|---------|---------------------|
| Fence:  | Access bldg/shed:   |
| Length? | Size?               |
| Height? | Height?             |
| Type?   | Exterior finish?    |
|         | Type of foundation? |