



Fences, Walls & Hedges Affidavit & Regulations

Updated November 2024

Stafford County Department of Planning and Zoning

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NOTICE

Stafford County treats all applications and applicants equally. The County does not discriminate against religion, or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the laws of the United States and the Commonwealth of Virginia, no government may discriminate against any religion or on the basis of race, sex, age, national origin, or disability, in its planning, permitting, utilities, and land use processes.

Under the Religious Land Use and Institutionalized Persons Act ("RLUIPA"), no government may apply its zoning or land use laws, or its policies and procedures in a manner that unjustifiably imposes a substantial burden on the religious exercise of a person, assembly, or institution.

RLUIPA also provides that no government may apply its zoning or land use laws in a manner that treats a religious assembly or institution on unequal terms with a non-religious institution or assembly.

Finally, RLUIPA provides that no government may impose or implement a land use regulation in a manner that discriminates against a religious assembly or institution.

Stafford County does not discriminate in its planning, permitting, utilities, and land use processes, practices, and policies. Stafford County treats all applications and applicants equally.

FENCES, WALLS & HEDGES AFFIDAVIT & REGULATIONS



RECEIVED BY:

NAME: _____ DATE: _____

Section 28-39(a). Special Regulations ~ Fences, Walls & Hedges:

• **Agricultural District (A-1)**

Fences, walls and hedges shall not exceed eight (8) feet in height along any rear or side yard within the required setbacks, nor shall they exceed five (5) feet in height along any front yard or within that portion of the side yard in front of the front setback line.

• **Rural & Residential Districts (A-2, R-1, R-2, R-3 & R-4)**

Fences, walls, and hedges shall not exceed eight (8) feet in height within any side or rear yard nor four (4) feet in height within any front yard, street facing side yard (except A-2), or within that portion of the side yard in front of the front setback line. In no event shall barbed wire, razor wire, or any other similar contrivance be used in residential districts.

• **Commercial Districts (B-1, B-2, B-3, RC & SC)**

Fences, walls, and hedges shall not exceed eight (8) feet in height within any side or rear yard nor four (4) feet in height within any front yard or within that portion of the side yard in front of the front setback line. The use of barbed wire, razor wire, or any other similar contrivance shall not be allowed in commercial districts except when incorporated into a fence at a height of not less than seven (7) feet from the nearest adjacent grade and located on arms which do not protrude onto or over any adjoining property.

• **Industrial Districts (M-1 & M-2)**

Fences, walls, and hedges shall not exceed eight (8) feet in height within any front, side or rear yard. The use of barbed wire, razor wire, or any other similar contrivance shall not be allowed in industrial districts except when incorporated into a fence at a height of not less than seven (7) feet from the nearest adjacent grade and located on arms which do not protrude onto or over any adjoining property.

• **Planned Development Districts (PD-1 & PD-2)**

Fences, walls, and, hedges must conform to the criteria for fences for the type of zoning district (residential or commercial) in which the fence, wall, or hedge is located in the planned development district.

Verification:

I/We, _____ have read and understand the above referenced zoning requirements and regulations. Additionally, I/we agree to abide by these requirements and regulations.

Owner: _____

Address: _____

Tax Map #: _____ Zoning District: _____

Owner's Signature

Date

NOTARY

Commonwealth/State of _____

City/County of _____

Subscribed & Sworn

before me on this _____ day

of _____, 20_____

by _____

Notary Public's Signature

My commission expires: _____