



RESIDENTIAL FENCE REGULATIONS & PERMITS

Community Development Department – Building Services

(816) 316-4817

Fence requirements are outlined in Chapter 3, Section 325, of the 2012 International Residential Code and Section 31-5(M) of the Grandview Zoning Ordinance. This handout helps answer common questions and outlines the fence requirements for one- and two- family residential properties. (Additional requirements may apply to fences on commercial or industrial properties or in planned zoning districts)

WHEN IS A PERMIT REQUIRED?

A permit is required prior to commencing the construction when:

- A new fence is being constructed;
- An existing fence is being extended;
- An existing fence is being replaced with a new fence of a different size, at a different location or of a different design (e.g. a chain link fence being replaced by a wood privacy fence); or
- More than 50 percent (50%) of the linear length of an existing fence is being replaced.

A fence permit is not required if less than 50 percent (50%) of the length of an existing fence is being replaced and no changes are made to the fence size or materials. If less than 50 percent (50%) of an existing fence is being replaced, then the replacement fence must either be in compliance with the location and design requirements listed below or are identical to the existing fence (i.e., the same location, the same size and design and constructed of the same materials). In addition, a fence cannot be replaced if it is located near a street intersection and impedes visibility in the sight triangle as defined in Section 31.3 of the Grandview Zoning Ordinance (also see figure below).

HOW DO I OBTAIN A FENCE PERMIT?

To obtain a fence permit, a building permit application form and a plot plan or mortgage survey (site plan) must be submitted to the Community Development Department at Grandview City Hall at 1200 Main Street, Grandview, MO 64030. The plot plan must show:

- Where the new fencing is to be installed in relationship to the property lines or existing buildings;
- Where there is existing fencing on or adjacent to the property that is to remain in place.
- Proposed fence heights and the type of fence construction (chain link, wood, etc.).

Typically, a plot plan is based on the property survey drawing completed when a new house is built or when the property is sold or mortgaged. If you do not have this document, you may contact the Community Development Department at (816) 316-4817 to determine if a plot plan for the property is on file with the city or if one can be created from the city records. Once you have completed the application and submitted the required information, it will be reviewed for compliance. Once the documents are approved, a \$35.00 permit will be processed accordingly.

Please note that all fences must be installed in compliance with the city's fence requirements and with the information shown on the plot plan and fence permit application form that was submitted. A fence inspection must be requested when fence installation has been completed. To schedule a fence inspection, you may contact the Building Services Division of the Community Development Department at (816) 316-4817 during normal business hours.

WHERE CAN I INSTALL MY FENCE?

Fences must be located on private property and built with the consent of the property owner. It is the responsibility of the fence installer and/or property owner to correctly locate property boundaries. Where the location of a property line is unclear, please check with neighboring property owners before beginning construction or have the property surveyed. The city does not provide this service. The following rules apply in most cases, but please read the "Location Exceptions" section for rules that apply in certain situations.

- Front yard - Fences shall not exceed four feet (4') in any front yard.
- Rear yard - Fences can generally be located in most areas of the rear yard.
- Side yard - Fences can generally be located anywhere in the side yard, except that a fence cannot exceed four (4') feet if it extends past the front of the residence.
- Drainage ways - fences may be erected in drainage ways and swales provided they do not unnecessarily restrict the flow of water. For more information contact the City Engineer at (816) 316-4856 prior to erecting the fence.
- Easements - The city does not prohibit construction of fences in utility easements, but the fence installer and/or property owner assumes some risk by doing so. Call 1-800-DIG-RITE for information on utility line locations.

WHAT TYPE OF MATERIALS CAN BE USED TO BUILD MY FENCE?

Section R325.1.2 of the International Residential Code outlines the design standards of fences as the following:

R325.1.2 Design Standards:

- a. All fences and walls shall be constructed of materials commonly associated and typically used for fences in residential development including, but not limited to, the following:
 - i. wood pickets, rails, and posts
 - ii. chain link metal mesh and galvanized tubular metal posts
 - iii. vinyl pickets, rails, posts, and vinyl clad material
 - iv. wrought iron and similar metal work
 - v. brick, stone, stucco, pre-cast concrete or similar masonry material

Alternatives to these materials shall be considered in accordance to subsection 1.b of these standards.

- b. The following materials shall be prohibited fencing materials:
 - i. Fabric mesh attached to chain link or wire mesh fencing
 - ii. Vinyl or metal slats inserted into chain link or wire mesh fencing
 - iii. Auto parts or other salvage materials
 - iv. Pallets
- c. All finished surfaces shall face outward of the subject parcel. In the case of wooden fences, a finished surface shall be the surface of the fence where the pickets or slats are fully exposed to view. The posts and support beams shall be on the inside of the finished surface or shall be designed as an integral component of the finished surface. Provided, however, that the Director of Community Development or his/her designee may determine that there are practical difficulties in complying with this standard, the fence posts may be outside of the finished surface.
- d. Electric fencing, barbed wire and razor wire shall not be permitted as a fence material except for Agricultural (AG) zoned properties specifically for the purpose of containing livestock.
- e. Fences shall not exceed six feet (6') in height, except that fences shall not exceed three feet (3') in any front yard.
- f. Any fence exceeding seven feet (7') in height shall meet the requirements of the Building Code.
- g. No fence shall be constructed or reconstructed in a manner which obstructs a sight distance triangle as defined in Section 31.3, Definitions of 'Sight Triangle' in the Grandview Zoning Ordinance.

Site Triangle & Setback Figure

