



Residential Fence Permits

Community Development Department, City of Grain Valley

816-847-6220

These requirements are contained in the *Grain Valley Municipal Code cited as the "Code of Ordinances, City of Grain Valley, Missouri*. This handout outlines fence requirements for one- and two-family residential structures. Additional requirements may apply to fences on commercial property or in planned zoning districts.

A fence permit is required 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. chain link being replaced by wood privacy).
- More than 50 percent of the linear length of an existing fence is being replaced.

A fence permit is not required if less than 50 percent of the length of an existing fence is being replaced and no changes are made to the fence location, size or materials, however, a fence cannot be replaced if it is located near a street intersection and impedes visibility in the sight distance triangle as defined below.

Permit Issuance

To obtain a fence permit, an application form and a plot plan (site plan) must be submitted to the Building division at City Hall, 711 Main Street.

Plot Plan Requirements

- All property lines and location of all existing structures (i.e. house, shed, play set).
- Location of street(s), driveways and sidewalks.
- Location of the proposed new fence.
- Location of all existing fencing to remain in place.
- Dimensions of all property lines and distances between proposed fence and all existing structures.
- Height of proposed fence.
- Type of proposed fence construction.

A plot plan of your lot may be available from the city. Once all required information is submitted, it will be reviewed for compliance with code requirements. Once the permit is approved, a permit fee will be charged of \$35.00.

Fence Location

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.

Location Requirements

- No fence shall be constructed that will constitute a traffic hazard.
- Front yard - No fence shall be located in the required front yard, except split rail, picket (wood or vinyl simulating wood, composite or plastic) or wrought iron or aluminum simulating wrought iron, not to exceed 4 feet in height and slats with a minimum of two-inch spacing.
- A fence over four (4) feet in height cannot extend in front of the front surface of the residence and cannot be located closer than 8 feet to a street right-of-way on a corner lot. When a fence is built parallel to a street, it shall be set back off the street right-of-way. Along nearly every street, there is an unpaved, publicly owned area on both sides of the pavement that is used for sidewalks and utility lines, called a street right-of-way. The street right-of-way usually extends 11 feet back from the back side of the curb.

- Rear yard - Fences shall be limited to the height of 6 feet for side and rear yards in any zone, except "M-1" and "M-2" zoned areas which allow eight (8) foot fences. Fences over six (6) feet must meet the requirements of the Building Code.
- All fences shall be constructed with the finished surface outward from the property. Any post or support beams shall be inside the finished surface or designed to be an integral part of the finished surface.
- Fences for security in non-residential districts or fences around recreation amenities such as tennis courts or pools may be exempt from the location, height and material standards by the Director of Community Development.
- Any fence proposed across a drainage way or drainage easement shall require review and approval by the Director of Community Development.
- Obstructions of Site Distance at Intersections and Drives.
 - Fences shall not be placed to interfere with the line of sight between 2½ feet and 8 feet above the curb or street surface within the following defined locations:
 - A triangular area formed by an imaginary line that follows street pavement edges and a line connecting them 25 feet from point of intersection. This sight triangle standard may be increased by the City Engineer when deemed necessary for traffic safety.
- Barbed wire and electric fences are not permitted except in agricultural zoning districts and as identified in this Section.
- Barbed wire is permitted in "M-1" and "M-2" zoning districts only on brackets above a 6 foot fences, for security purposes.

- Utility 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.

Design Standards

Fences shall be constructed out of any of the following materials;

- Wood or vinyl simulating wood;
- Wrought iron or aluminum simulating wrought iron;
- Masonry: stone, brick, concrete with stone or brick veneer, or precast concrete simulated stone or brick;
- Composite or plastic; or
- Chain link (in rear and side yards only).
 - The above fences are permitted in all zoning districts provided a building permit is obtained for a fee (see fee schedule) and the above conditions are met:

Pools and Spas

Below-grade pools, saunas and Jacuzzis.

- The area in which the below-grade use is located shall be entirely enclosed and separated from adjoining property by a protective fence or other permanent structure at least 48 inches in height, measured from grade with open spaces between members not exceeding four (4) inches. Such protective enclosure shall be provided with gates equipped with self-closing and self-latching devices. Refer to the latest adopted edition of the International Residential Code for additional regulations and standards.

Above-grade pools, saunas and Jacuzzis.

- The area in which the above-grade use is located shall be entirely enclosed and separated from adjoining property by a protective fence or other permanent structure at least 48 inches in height, measured from grade with open spaces between members not exceeding four (4) inches. Such protective enclosure shall be provided with gates equipped with self-closing and self-latching devices. Refer to the latest adopted edition of the International Residential Code for additional regulations and standards.
Exception: The above separate protective fence or other permanent structure need only be required around the area providing access to the swimming pool, sauna or Jacuzzi when decking and railing, a minimum of at least 48 inches in height, measured from the exterior grade, meeting the guardrail requirements of the Building Code, totally surrounds the swimming pool, sauna or Jacuzzi.