



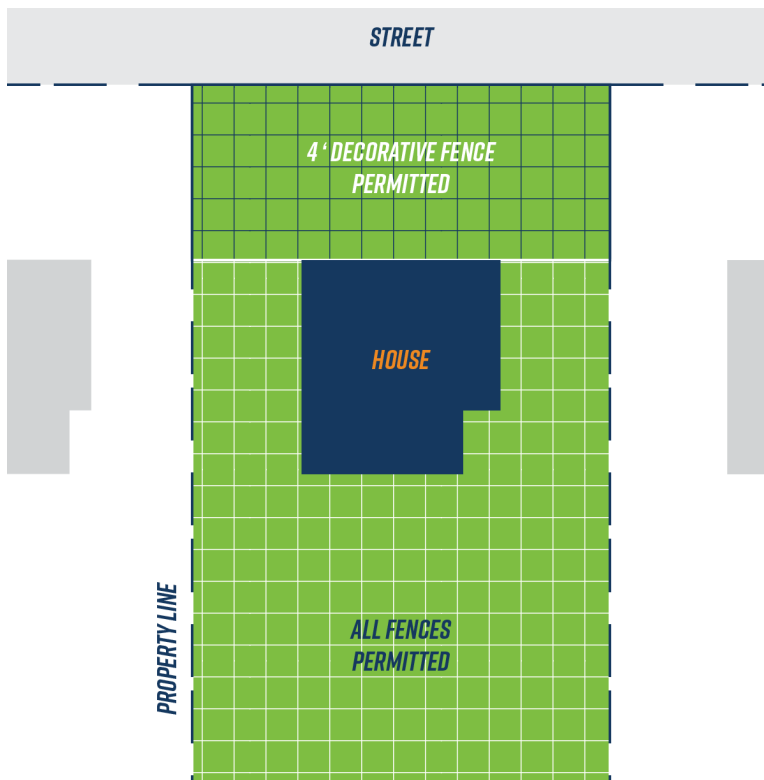
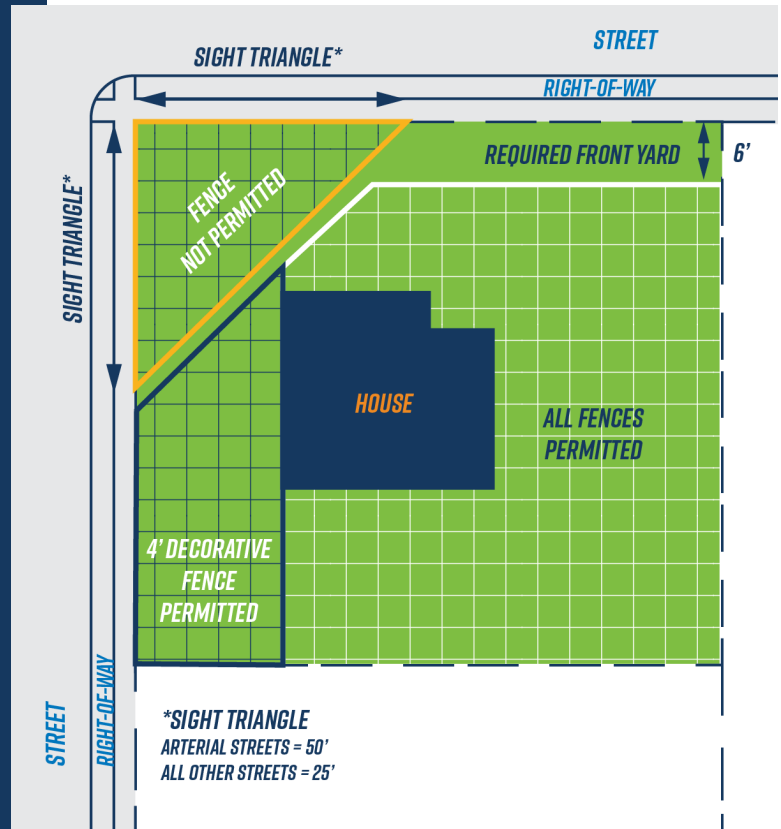
RESIDENTIAL FENCE STANDARDS

UNIFIED DEVELOPMENT CODE SECTION 28-8

RESIDENTIAL FENCES ON CORNER LOTS

The following standards apply to all residential fences located on a lot connecting to a public or private street:

- **SIGHT TRIANGLE:** No fence shall be constructed within the sight triangle.
- This ranges from 25' to 50' along the street ROW (Right-of-way) and across the yard. (See diagram)
- **LOCATION (for privacy and chainlink fences):** On corner lots, a fence may be constructed up to the front yard setback line in the rear yard of the home. The rear yard is defined as the side of the house opposite the front door.
- The fence must be at least 6' from the ROW.
- No portion of the privacy/chainlink fence can extend closer to the front property line than the front corner of the house.



RESIDENTIAL FENCES ON INTERNAL LOTS

- **FRONT YARD:** Decorative fences with a maximum height of 4' may be constructed in the front yard. (See next page for fence types)
- **REAR & SIDE YARD:** Decorative, chainlink, and privacy fences from 4' to 6' may be constructed in the rear and side yard.
- No portion of a 6' fence can extend closer to the front property line than the front corner of the house.

***A FENCE PERMIT IS REQUIRED PRIOR TO INSTALLATION OR REPLACEMENT OF ANY FENCE.**

RESIDENTIAL FENCE TYPES

The following are examples of fence types that are allowed in residential zoning districts. Decorative fences can be placed anywhere in the yard, while all other fence types can only be placed in the rear and side yard. **At no point can a fence be built in a drainage easement.** If you have any questions about fence types or fence permits, please contact the planning department at 816-331-4331.

DECORATIVE FENCE TYPES

(MAX. 4' TALL, MIN. 50% TRANSPARENCY)



WOOD PICKET



WROUGHT IRON /
METAL / ALUMINUM



SOLID WOOD



VINYL



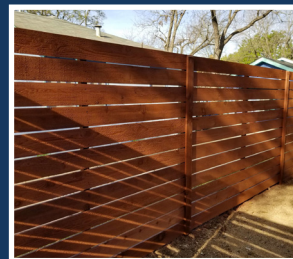
SPLIT-RAIL /
WOOD-RAIL



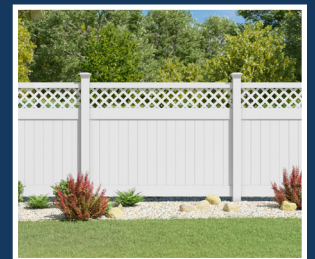
VINYL PICKET

PRIVACY AND CHAINLINK FENCE TYPES

(MAX 6' TALL)



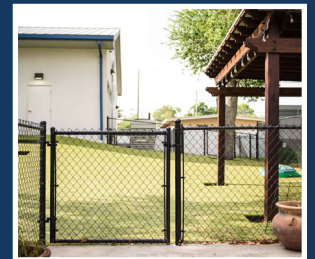
SOLID WOOD



VINYL



PRIVACY WALL

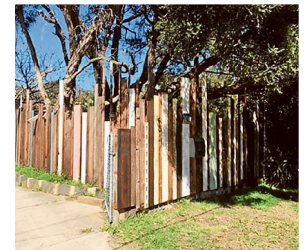


CHAINLINK

FENCE TYPES THAT AREN'T ALLOWED



UNPERMITTED
MATERIALS



PATCHWORK