



City of Warrenton

200 West Booneslick

Warrenton, MO 63383

Phone: 636-456-3535 Fax: 636-456-1336

[www.warrenton-mo.org](http://www.warrenton-mo.org)

## **Guide to Residential Fences**

### **Fence Permit Information**

All new fences require a permit from the City of Warrenton. Maintenance on existing fences does not require a permit as long as you are not changing the size or location of the fence. A City of Warrenton Occupational License is required for all contractors. Contact Judi Baynes at (636)-456-3535.

### **Fence Regulations**

Fence regulations as contained in Chapter 420 of the *Municipal Code – City of Warrenton*. When in doubt, always check with the Building Department for resolution of any issue. Please contact the city's Zoning Officer if you are unsure of the zoning for the property in question.

### **General Regulations**

This brochure will help you choose the correct materials and procedure for building your new fence. The following items should be kept in mind when planning:

- Fences and privacy screens shall be constructed of either metal, ornamental wire, wrought iron, plastic or wood
- All supporting posts, cross members and protruding bolts, screws and/or hardware of fences and privacy screens shall be inside the lot and face toward the interior of the lot.
- Masonry pillars may be used in conjunction of the permitted materials following the same rules.
- Landscaping is permitted provided it is no taller than three (3) feet and does not reduce the sight-distance of the traveling public.
- Privacy screens are only permitted in the rear yard and cannot exceed six (6) feet in height.
- Electrified and barbed wire fences shall only be permitted in the "AG" Zoning District when used in connection with an approved farming operation.
- Residential fences shall not exceed six (6) feet in height.
- See the City of Warrenton Municipal Code 420.090 for information on corner lots, and through-lots.
- Ornamental dividers, plastic chains or posts along driveways or sidewalks shall not be considered fences.
- Fences shall be erected around swimming pools according to the adopted Building Code of the City of Warrenton.
- No fences consisting of one (1) or more strands of wire shall be constructed in residential districts.
- No part of any fence is to be constructed upon an adjoining property.
- Any person, who erects, builds or constructs any fence or privacy screen upon property which said person owns or leases, or rents is responsible for the repair, upkeep and maintenance of the fence or privacy screen and any area adjacent thereto.
- Any person who owns property upon which a fence or privacy screen has been constructed by previous owner shall be responsible for the care, upkeep and maintenance of the fence or privacy screen.
- The City of Warrenton shall not be responsible for the enforcement of any agreement relative to mutual or separate payment for the cost of construction of fences, nor shall the City be responsible for the determination of the location of any fence to be erected, built or constructed on a lot line.
- No fence shall be located in the street right of ways and within (27) feet of any curb or gutter.

### **Fences in Commercially Zoned Areas**

Fences in areas zoned "C" and "M"

Fences higher than six (6) feet may be permitted for security and/or screening purposes by the Building Commissioner.

- All requests for the change must be made in writing. Barbed wire shall be permitted only if the lowest strand is at least 7 feet above the grade, and used for security purposes in addition to a regular fence.
- Fences are permitted on any lot or paved area so long as they do not extend beyond the front building line, unless variance is granted by the Board of Adjustment
- Where a fence is constructed to comply with screening requirements, all fencing regulations regarding maintenance, material an height, shall apply.

## **Design and Construction**

Construction requirements are contained in Chapter 420 of the **Municipal Code-City of Warrenton**, information on corner lots and through-lots are in section 420.090 of the **Municipal Code- City of Warrenton**

## **Permit Process**

To obtain a permit for a fence, please submit the following items to the Building Department. (It is recommended that you call ahead if you wish to meet personally with the Building Commissioner during your visit):

1. A completed Fence Permit application. Applications are available at the Building Department located at 200 W. Booneslick and or online at the City's website at [www.warrenton-mo.org](http://www.warrenton-mo.org).
2. A plot plan of the property with the location of the proposed fence or privacy screen must accompany the application.
3. Provide the type and height of the fence or privacy screen you are installing.
4. A tenant must have an approval letter from the property owner.

Once the fence permit has been approved, you will be notified to pick up the permit at City Hall. The permit fee is to be paid at the time of pick-up.

## **Fees**

The permit fee for a fence is a flat fee of forty dollars (\$40.00).

## **Fence Completed**

Once the fence is complete, a final inspection will need to be completed to close out the permit. Please call the Building Department at (636)-456-3535 to arrange an inspection. All inspections require a 24 hour notice to schedule.

## **Appeals and Variances**

Please refer to *Section 420.110 of the Municipal Code-City of Warrenton* for the process for filing an appeal of a decision of the Board of Adjustment-Variances. Any person has a right to appeal pursuant to Section 405.330 and 405.340 of this code.

## **Additional Information**

For additional information, or if you have any Questions please call the Building Department at (636)-456-3535. The entire City Code can be found on the City's website at [www.warrenton-mo.org](http://www.warrenton-mo.org).

This guide was prepared by the City of Warrenton Building Department. For more information please call the Building department at 636-456-3535 or visit our website at [www.warrenton-mo.org](http://www.warrenton-mo.org)