

# City of Raymore Unified Development Code

## Fences

### Section 485.010: Definitions

<b>Fence</b>	A free standing structure of metal, masonry, composition or wood or any combination thereof resting on or partially buried in the ground and rising above the ground level, and used for confinement, ornamental, screening or partition purposes.
<b>Fence, Chain-link</b>	An open mesh fence made entirely of woven wire.
<b>Fence, Decorative</b> <i>(Amendment 8 – Ordinance 2011-9 2.28.11)</i>	An open fence, other than chain link, that is no more than 66% opaque and is intended to decorate, accent, or frame a feature of the landscape. Decorative fences include but shall not be limited to split rail, picket, wrought iron, and similar open fences.
<b>Fence, Privacy</b>	A solid fence constructed of materials which creates an opaque wall or screen.
<b>Fence, Security</b>	A fence intended to guard property against unauthorized entry, and to protect goods and products from theft and other unauthorized handling. Security fences are often made of wrought iron or chain link, and may incorporate additional security features such as barbed wire.

### Section 440.030 Fences

#### A. General Standards

The following standards apply to all fences in all districts:

##### 1. Construction

All fences and walls shall be constructed with a finished surface facing outward from the property. Posts and support beams shall be on the inside of the finished surface.

##### 2. Fence Location

- a. No fence shall be constructed within the sight triangle.
- b. Fences are permitted within a platted easement provided that:
  - (1) There are no plat restrictions prohibiting fences in an easement
  - (2) The property owner removes the fence, or portion thereof, necessary for the City or utility company to gain access to the easement for maintenance purposes. Should the property owner fail to remove the fence sections located within the easement, the City or utility company may do so.
- c. No fence shall be installed or maintained within any drainage way, detention facility, or engineered swale which will create ponding on adjacent property, divert water onto the adjoining property, or impede drainage.

##### 3. Retaining Walls

In all zoning districts, a retaining wall may be permitted where it is reasonably necessary due to the changes in the slope on the site and where the wall is located at least two feet from any street right-of-way. Where the wall extends more than 30 inches above the ground level, a guardrail must be installed for safety purposes if required by the building code.

#### 4. Materials

##### a. Privacy Fences

Materials allowed for construction of a privacy fence include wood (maximum board width of twelve inches), vinyl, or similar material. In commercial and industrial districts, privacy fences shall not be constructed of wood.

##### b. Decorative Fences

Materials allowed for construction of a decorative fence include wood, vinyl, galvanized or wrought iron, or similar materials.

##### c. Chain Link Fences

Slats shall not be woven through or attached to a chain link fence in any commercial zoning district.

#### 5. Nonconforming Fences

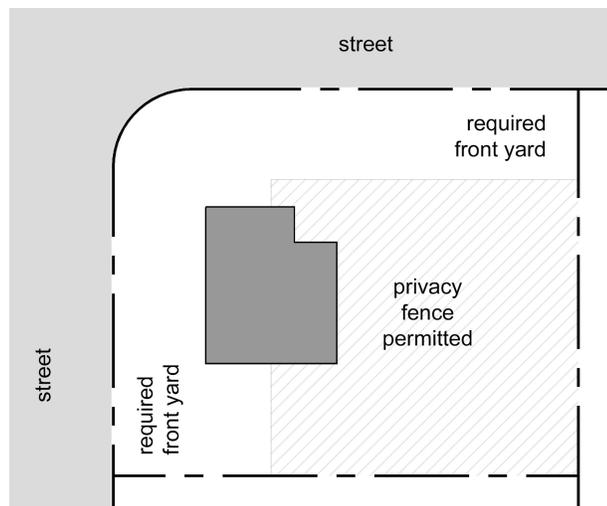
Any fence legally erected prior to the date of adoption of this code, and not in compliance with the provisions of this section, shall be considered a non-conforming structure. Repairs to a non-conforming structure shall only be made in compliance with Chapter 475 of this code.

### B. Agricultural and Rural Estate Districts *(Amendment 33 - Ordinance 2020-068 11.23.2020)*

1. In agricultural and rural estate districts the following standards apply:

Type	Maximum Height	Permitted Location
Privacy fences, walls or hedges	6 feet	on any portion of the lot, provided a minimum setback of 50 feet from all street right-of-way lines is maintained
Chain link fences	6 feet	on any portion of the lot
Decorative fences	6 feet	on any portion of the lot
Barbed wire	n/a	on any portion of the lot
Electric fences (above ground)	n/a	on any portion of the lot

2. On corner lots, a privacy fence, chain link fence, decorative fence, wall or hedge may be constructed or planted to a maximum height of six feet up to the front yard setback line in the rear yard of the home. For the purposes of this Section, the rear yard is defined as the side of the house opposite the front door.

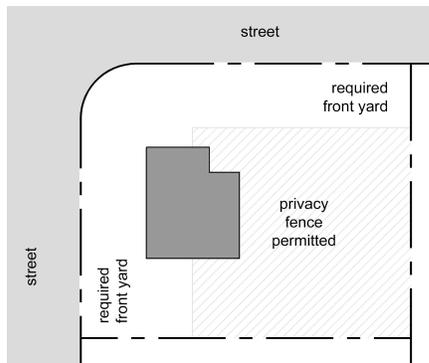


**C. Residential Districts** (*Amendment 13 – Ordinance 2012-074 9.24.12*) (*Amendment 16 – Ordinance 2013-056 8.26.13*)

1. In residential districts, the following standards apply:

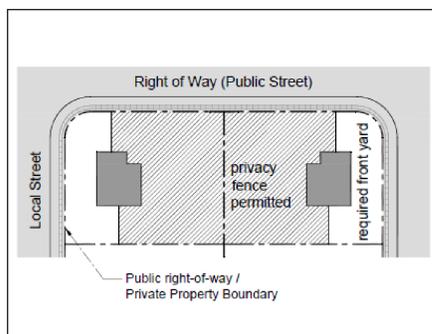
Type	Maximum Height	Permitted Location
Privacy fences, walls or hedges	6 feet	in the side and rear yard provided no portion extends within ten (10) feet of the front corner of the house.
Chain link fences	6 feet	in the side and rear yard provided no portion extends within ten (10) feet of the front corner of the house; on any portion of a lot in an RE district
Decorative fences	4 feet	on any portion of the lot
Decorative fences	6 feet	in the side and rear yard provided no portion extends within ten (10) feet of the front corner of the house; on any portion of a lot in an RE district
Barbed wire	n/a	prohibited
Electric fences (above ground)	n/a	allowed in RE districts only on any portion of the lot

2. On corner lots, a privacy fence, chain link fence, decorative fence, wall or hedge may be constructed or planted to a maximum height of six feet up to the front yard setback line in the rear yard of the structure. For the purposes of this Section, the rear yard is defined as the side of the structure opposite the front door.



If the following conditions apply to a corner lot, then the privacy fence, chain link fence, decorative fence, wall or hedge may be installed to a height of six feet up to the property line in the rear yard of the structure as illustrated below:

- a. If the rear yard of a corner lot is adjacent to the rear yard of another corner lot; and
- b. The front of each home on each lot faces in opposite directions; and
- c. There is no driveway to either home from the street adjacent to the side yard of both lots.



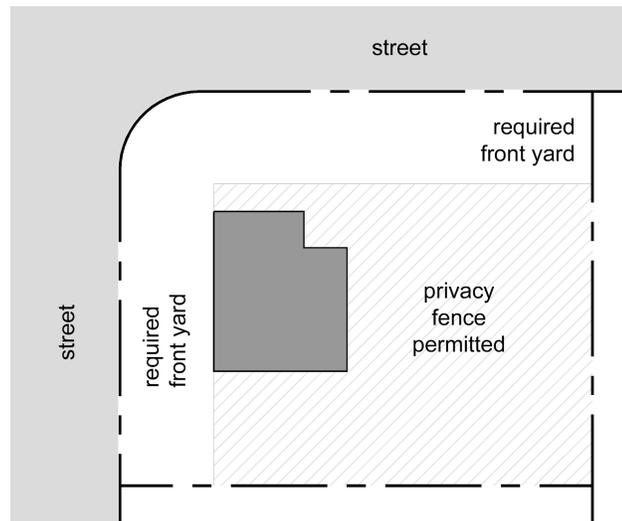
3. On double-frontage lots whose rear yard abuts an arterial, collector or local street, a privacy fence, chain link fence, decorative fence, wall or hedge may be constructed or planted to a maximum height of six feet on the rear property line provided the fence, wall or hedge does not encroach into a platted landscape buffer or easement and there is no direct access to the arterial or collector road.
4. A decorative fence constructed to a maximum height of six feet may be erected along an arterial, collector or local road as an integrated feature of an overall subdivision or development design. Said fence may enclose the entire perimeter of the subdivision, provided there are no individual driveway openings through the fence.

#### D. Commercial and Industrial Districts

1. In commercial, business and industrial districts the following standards apply:

Type	Maximum Height	Permitted Location
Privacy fences, walls or hedges	6 feet	in the side and rear yard provided no portion extends closer to the front property line than the front corner of the structure
Chain link fences	6 feet	in the side and rear yard provided no portion extends closer to the front property line than the front corner of the structure
Security fences	8 feet	in industrially zoned districts only. No portion may extend closer to the front property line than the front corner of the structure
Decorative fences	4 feet	on any portion of the lot
Decorative fences	6 feet	in the side and rear yard provided no portion extends closer to the front property line than the front corner of the structure
Barbed wire	n/a	prohibited
Electric fencing (above ground)	n/a	allowed in RE districts only on any portion of the lot

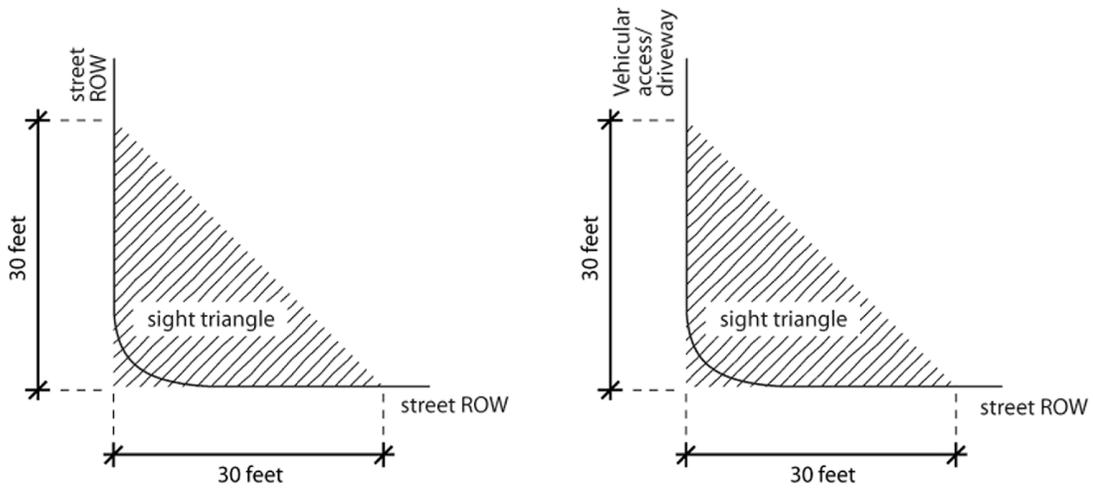
2. On corner lots, a privacy fence, chain link fence, decorative fence, wall or hedge may be constructed or planted to a maximum height of six feet up to the front yard setback line in the rear yard of the structure. For the purposes of this Section, the rear yard is defined as the side of the structure opposite the front door.



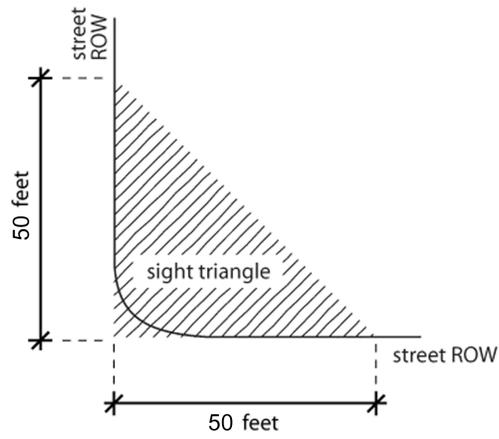
3. On double-frontage lots whose rear yard abuts an arterial, collector or local street, a privacy fence, chain link fence, decorative fence, wall or hedge may be constructed or planted to a maximum height of six feet on the rear property line provided the fence, wall or hedge does not encroach into a platted landscape buffer or easement and there is no direct access to the arterial or collector road.
4. A decorative fence constructed to a maximum height of six feet may be erected along an arterial, collector or local road as an integrated feature of an overall subdivision or development design. Said fence may enclose the entire perimeter of the subdivision.

**Section 440.020 Intersection Visibility**

- A. No sign, fence, wall, shrub or other obstruction with a height between two and one-half and eight feet shall be located in a sight triangle.
- B. Sight triangles must be provided at:
  1. all street intersections; and
  2. the intersection of a vehicular access way or driveway and a street, except for single-family and two-family dwellings.
- C. The sight triangle includes the area created by the street right-of-way lines extending 30 feet from their intersection. Where a street right-of-way intersects a vehicular access way or driveway, the sight triangle includes the area created by the street right-of-way line and the edge of the drive extending 30 feet from their intersection.



- D.** When an arterial street intersects another arterial street or railway, the sight triangle is increased to 50 feet from the intersection of the right-of-way lines.



- E.** The City of Raymore is authorized to trim, remove or order removal of structures, signs, landscaping, or other materials that violate this section.