

City of Wentzville
Building Division
1001 Schroeder Creek Blvd
Wentzville, MO 63385
(636) 327-5102
www.wentzvillemo.org



Residential Fence Guide

The City of Wentzville, Missouri

This brochure is an informational handout only, to be used as a guide and should not be relied upon for the legality of its contents. The intent is to provide general information on fences their placement and manner of construction per City of Wentzville requirements.

This brochure may not answer every question, which may be raised about your fence project. You may contact the City of Wentzville Planning Department or Building Officials Office for forms, general information and questions concerning this guide and your fence:

City of Wentzville
Community Development Department
Building Division
1001 Schroeder Creek Blvd.
Wentzville, MO 63385
(636) 327-5102 or (636) 332-5102

IN GENERAL

Fence regulations are intended to improve and maintain the overall appearance of the community. A fence is defined as "**An artificially constructed barrier erected to enclose, divide or screen areas of land**".

Fences are permitted on any property in the City.

This guide intends to offer basic information to help an individual place a fence in the correct place on property and to build it correctly.

The information found within this guide is in relation to the City's Fence requirements found in Section 405.490 of the Zoning Regulations Section of the Municipal Code.

The following are general rules, which apply to fences in the City:

1. Barbed wire fences or barbed wire on fences shall be prohibited except as specified.
2. Double fences shall be prohibited.
3. Chain link fences shall be the double knuckle type at the top on fences less than six feet in height.
4. Due to large accumulation of trash and scattered debris occurring in commercial and multi-family residential properties, the landowners of those properties are hereby required to erect and maintain a privacy-fence enclosure around trash disposal areas. The fence shall be at least six feet in height.
5. All fences shall be of adequate strength to resist wind pressures.
6. It shall be the responsibility of the property owner to insure that a fence does not block or obstruct the flow of storm water.

COMMON ISSUES

This guide intends to clarify two (2) issues, which are the most commonly mistaken by individuals when building a fence.

1. "**Fences are not permitted in a required front yard.**" Zoning intends to keep the front yard area as an open space, and keep clear vision at intersecting streets. A "required front yard" is the area of your property between your front property line and the front building line. If you have a corner lot this "required front yard"

is applicable to both street frontages. The front building line is determined by the zoning district of your property. In the majority of cases, the front building line is twenty-five (25') feet from your front property line. (see Figure 1 for details).

NOTE: YOUR FRONT PROPERTY LINE IS NOT THE EDGE OF PAVEMENT OF THE PUBLIC STREET. PUBLIC RIGHT OF WAY EXISTS ON BOTH SIDES OF THE PAVED STREET. IN MOST CASES THE RIGHT OF WAY IS APPROXIMATELY TWELVE (12') FEET FROM THE EDGE OF PAVEMENT.

2. "**Double fences shall be prohibited**". The City prohibits double fences as defined. This requirement is written to provide an appropriate appearance of the City and its neighborhoods. In addition, double fences leave an area between the fence, which in many cases is not mowed, maintained, and may accumulate debris. This requirement means that owners who wish to construct a fence may need to tie their fence into the adjacent lots fence, if it currently exists or must comply with the following definition: **Fences, as defined by this section, running parallel with each other, which are located with a separation distance less than five (5') feet. (Fences running parallel with each other greater than five (5') feet in separation distance properly gated or accessible for maintenance purposes, shall not be considered a double fence.)**

The City encourages you to speak with your neighbors to work out these private property details.

HEIGHT

Chain-link fences shall not be constructed higher than four feet above the surrounding grade. Masonry, durable wood, vinyl (privacy type fence) shall not be constructed higher than six feet above the surrounding grade.

MANNER OF CONSTRUCTION

All fences shall be constructed with the finished side out, facing the neighbors and/or the public view. All horizontal and vertical supports are to be interior to the lot being fenced.

Fences shall be constructed on the property line of all residential lots to avoid the construction of double fences. Interior fences for dog pens, dog runs and swimming pools may be excluded from this section.

Note: *If portions of the fence are located within a Swale in which during large rain events a Swale may have a large volume of water which is noted on the approved plans; some restrictions may apply. Adjusting the location of the fence to be outside of the Swale is advised, however, an open picket fence (3" min. openings) is permitted, or another form of fence design, in which the staff can review for approval, that allows the conveyance of stormwater in the designed swale. It is the responsibility of the property owner that the fence be installed and maintained in a manner as to not impede the flow of stormwater and any soil erosion or damage caused by or to the fence from the flow of stormwater, within the designed swale constructed to convey the water, is the sole responsibility of the property owner.*

To find out if your lot has fence restrictions per the Engineering Department, check the city approved plan, or call (636)639-2045.

PERMIT REQUIRED

A permit is required to build a fence in the City administered by the Building Department. A minimum fee of \$35.00 dollars is charged to process the permit. Permit forms are available at the Public Works Department. An applicant must supply a scaled drawing or survey showing the location of the proposed fence and a

description of the fence type material and height.

NOTE: PLEASE CHECK YOUR PRIVATE SUBDIVISION COVENANTS AND RESTRICTIONS FOR ADDITIONAL FENCE REQUIREMENTS OR RESTRICTIONS.

INSPECTIONS

PROPERTY OWNERS ARE ULTIMATELY RESPONSIBLE FOR THE FINISHED LOCATION OF THE FENCE.

Two (2) inspections are required for a fence permit.

1. **Fence location inspection.** This can be done by stringing a line or somehow marking the location of your fence (flagging, painting, etc.) so the Building Department can assist the homeowner with the proposed placement of the future fence. If property lines are in question a spot survey is recommended by a licensed land surveyor.
2. **Final inspection** for compliance with all applicable standards.

MAINTENANCE:

You as a property owner are required to repair, paint, remove or otherwise maintain your fence if it becomes unsightly or a nuisance to the public health, safety or welfare.

QUESTIONS:

If you have any questions concerning this guide or your fence project, please contact the City Planner or the Building Official for assistance.

**Figure 1
Fence Location
Typical Plan**

