



FENCE REGULATIONS Section 400.185

- A. Purpose and Intent. To encourage and protect the privacy and value of adjacent permitted uses and to reduce visibility obstructions, the following regulations are established for the location of types of fence devices permitted in all residential, commercial and industrial zoned districts.
- B. Definitions. The following words shall have the meanings as set out herein:

FENCE

[Ord. No. 17-11776, 11-6-2017]

A structure and/or materials consisting of wood (rails or stakes), wire, masonry, or other similar materials erected so as to provide a barrier or enclosure along the boundaries of a yard or lot. Such fence may or may not have openings for sidewalks and driveways within its vertical surface depending on its construction and use.

SIGHT DISTANCE TRIANGLE [Section 300.020]

[Ord. No. 17-11776, 11-6-2017]

1. Corner lots on private and public streets and alleys:
 - a. The triangle area, at the street intersection, of a lot bound by the property lines and a line connecting the two (2) points on the property lines thirty (30) feet from the intersection of the property lines or the projected intersection of the property lines.
2. Lots accessed by or adjoining a private road or driveway:
 - a. The triangle area of a lot bound by a right-of-way line and the edge of a private driveway entering into the lot connecting the two (2) points ten (10) feet from the intersection of said lines.

C. General Provisions.

1. No permit shall be required for the erection, installation, or alteration of any fence within the City of Washington, Missouri, except as may be required by Chapter 500 (the Building Code) of the Washington Municipal Code.
2. No wall, fence or other structure shall be erected or installed and no hedge, tree, shrub, growth or object of any kind shall be erected, installed or maintained across the sight distance triangle. The Zoning Administrator may require additional sight distance triangle area for clear sight and safety as determined by a traffic study.
3. Fences shall not exceed three and one-half (3 1/2) feet in height above street grade within the required front yard setback.
4. The City shall not be responsible for the replacement of fences constructed over dedicated utility easements or public rights-of-way which fences are removed by the City.

5. Owners of property upon which fences are located shall maintain said fences and remove any fence if it becomes unsightly or a menace to public health, safety and welfare.
6. A non-transparent fence or enclosure shall be placed around a solid waste dumpster of one (1) cubic yard or greater which is placed to serve any structure other than a single-family dwelling. The fence or enclosure shall be a minimum of one (1) foot wider on all sides and one (1) foot taller than the solid waste dumpster it encloses. Adequate doors shall be used which allow the solid waste dumpster to be easily removed from the enclosure.

D. Fence Regulations for Residential (R) Districts.

1. The use of barbed wire or any other similar material shall not be permitted on fencing.
2. Residential fences, excluding natural vegetation, shall not exceed eight (8) feet in height.
3. Ornamental dividers, plastic chains, posts or like materials erected along driveways or sidewalks, not exceeding three and one-half (3 1/2) feet, shall not be considered a fence.
4. Fences shall be erected around swimming pools in accordance with the building codes of the City of Washington, Missouri.

E. Fence Regulations for Commercial (C) and Industrial (M) Districts.

1. Fences higher than eight (8) feet may be approved for security and/or screening purposes by the Zoning Administrator.
2. Fences are permitted on any lot or paved area. Fences may encroach into the front yard setback, provided they do not exceed three and one-half (3 1/2) feet in height above street grade in commercially zoned property and six (6) feet in height above street grade in industrial zoned property.
3. Barbed wire shall be permitted only when the lowest strand is at least seven (7) feet above street grade and only when used in conjunction with a fence of other materials.