

APPLICATION DATE _____

PERMIT NUMBER _____

Business License

~ CITY of REPUBLIC ~

PLANNING and DEVELOPMENT DEPARTMENT

FENCE AND WALL PERMIT

PROPERTY INFORMATION

PROPERTY ADDRESS: _____

SUBDIVISION: _____ LOT #: _____ ZONING: _____

IF PROPERTY IS NOT LOCATED IN A SUBDIVISION, THE LEGAL DESCRIPTION & PARCEL NUMBER MUST BE ATTACHED

APPLICANT AND CONTRACTOR INFORMATION

OWNER: _____ PHONE: _____

ADDRESS (CITY, STATE, ZIP): _____

CONTRACTOR: _____ PHONE: _____

ADDRESS (CITY, STATE, ZIP): _____

Type of Improvement

- Chain Link (not permissible in front yard) Wrought Iron Wood Brick Electric
Repair/Replacement Other _____ Height _____

Estimate of Value \$ _____ Is fence located in 100 year floodplain? Yes No

Required Documentation and Licensing

Sketch Plan, to-scale, showing property lines, water meter location, existing buildings and fences, and location of proposed fence or wall with dimensions.

TOTAL COST OF PERMIT..... \$ 50.00

I HEREBY CERTIFY THAT THE INFORMATION PROVIDED ON THIS APPLICATION IS TRUE AND CORRECT; THAT I HAVE READ AND UNDERSTAND THE PROCEDURES, ORDINANCES, AND REQUIREMENTS ASSOCIATED WITH THE APPLICATION AND REVIEW PROCESS. I ALSO UNDERSTAND THAT THIS APPLICATION WILL EXPIRE WITHIN 180 DAYS OF THE DATE OF MY SIGNING, UNLESS EXTENDED BY THE BUILDING INSPECTOR PURSUANT TO A WRITTEN REQUEST FOR EXTENSION RECEIVED PRIOR TO THE EXPIRATION DATE. FURTHERMORE, I ACKNOWLEDGE THAT I WILL BE RESPONSIBLE FOR ANY AND ALL COSTS INCURRED BY PLAN REVIEWS PERFORMED BY CONSULTANTS OF THE CITY, CERTIFIED MAILING OR PUBLICATION COSTS FOR REQUIRED LEGAL NOTICES, AND RECORDING FEES. THESE COSTS MAY BE PAID BY THE CITY AND REIMBURSED BY THE APPLICANT UPON INVOICING.

OWNER/CONTRACTOR: _____ DATE: _____

Principal Planner

Approved: Denied:

Comments: _____

Signature: _____ Date: _____

Building Services

Approved: Denied:

Comments: _____

Signature: _____ Date: _____

Fire Department

Approved: Denied:

Comments: _____

Signature: _____ Date: _____

Public Works

Approved: Denied:

Comments: _____

Signature: _____ Date: _____

Floodplain Administrator

Approved: Denied:

Project Affected By Floodplain: YES: NO:

Comments: _____

Signature: _____ Date: _____

FENCE AND WALL GUIDELINES

REVISION DATE: NOV. 2015

Fencing Permit Requirement

Fences are classified as Group U structures and are regulated to a limited degree. They are limited to six feet in height (nominal) in the rear and side yards and to a height of four feet (nominal) in the front yards.



With potential variations in adjacent ground level and variable methods of construction, it is not uncommon for six foot high fences to have portions above the six foot limit. Decorative elements at support posts also often exceed the six foot limitation. Therefore, a modification has been allowed to permit fences to exceed the six foot limitation that maintains the spirit of the provision while at the same time allowing for minor variances that may exceed the fence height limit.

Fencing Height Restrictions

From the mid-point of the house back to the rear yard, the fence is limited to six (6) feet nominal in height. From the mid-point of the house forward to the front yard, the fence is limited to four (4) feet in height. The fence run from the house to the property lines in the side yard can be either six (6) or four (4) feet in height.

Sight Triangle Requirements

Sight triangles shall be reserved according to the dimensions indicated in the table below. Please contact the City's Planning and Economic Development Department if you are unsure which type of street or access way you are dealing with.

INTERSECTING STREET OR ACCESS WAYS	Driveway or Side-walk	Local	Collector	Arterial
Driveway or Side-walk	10' x 10'	10' x 10'	10' x 10'	30' x 30'
Local	10' x 10'	10' x 10'	10' x 10'	30' x 30'
Collector	10' x 10'	10' x 10'	10' x 10'	30' x 30'
Arterial	30' x 30'	30' x 30'	30' x 30'	60' x 60'

Other Requirements

- * A permit is required for the construction, alteration, repair, or installation of any fence or wall. A fence or wall repair is defined as the repair, replacement or maintenance of 25 percent or more of the total lineal feet of the fence or wall. Permit applications can be obtained from the City's Planning and Economic Development Department, located at 204 N. Main St. across from City Hall.
- * The location of a fence or wall in or through a storm water detention basin, retention pond, drainage easement or area of special flood hazard is prohibited, unless such fences or walls are formally authorized by the City's Floodplain Administrator through the issuance of a permit.
- * Fences and walls can be installed up to the property line; but all posts, bases and other structural parts, shall be located completely within the boundaries of the lot on which it is located.



Typical Rear Yard Fence

- * All fences and walls erected adjacent to a public street shall have the finished side of the fences facing toward the street.
- * Fences and walls located in the front yard as defined herein, shall be constructed so as to have a four-inch maximum open spaced, picketed type pattern.
- * Fences or walls installed in or through a utility easement shall be installed at the property owner's risk and the property owner shall be responsible for the cost of repair to the fence or wall removed or damaged by a utility company or the city exercising its rights under the terms of the easement.

- * Fences or walls may not be constructed using chain link (front yard only), metals (other than wrought iron), razor wire (concertina wire), barb wire, electric material, cinder block, tires, pallets, or other materials not specifically designed to be used as a fence.
- * Water meters are not permitted to be behind a fence. The meter must be accessible for monthly reading and for periodic maintenance.

Permit Procedures

A to-scale Sketch Plan (see next page for example) should be prepared indicating the location of the property lines, existing structures and fences, and the location of the proposed fence or wall. Also include the dimensions and lengths of the proposed fence and the house length to help verify locations.

All contractors must obtain a City of Republic Business License prior to the issuance of any permit for work within the city limits. Businesses licenses may be obtained from the City Clerk's office, located in City Hall at 213 North Main Avenue. For additional information, call (417) 732-3140.

The owner/contractor is responsible for locating underground utilities (call 1-800-DIG-RITE).

You may locate a fence or wall on your property line, but the City is not responsible if your fence is not on the exact line. To know exactly where your property line is, you will need to employ the services of a surveyor.

Disputes between neighbors over the location of property lines and fence locations are not arbitrated by the City's Building Official or their designees. All applicants are encouraged to contact all neighboring property owners prior to any fence or wall installation.

There is a permit fee of \$50.00 for the construction, installation, or repair of a fence or wall.

Retaining Walls

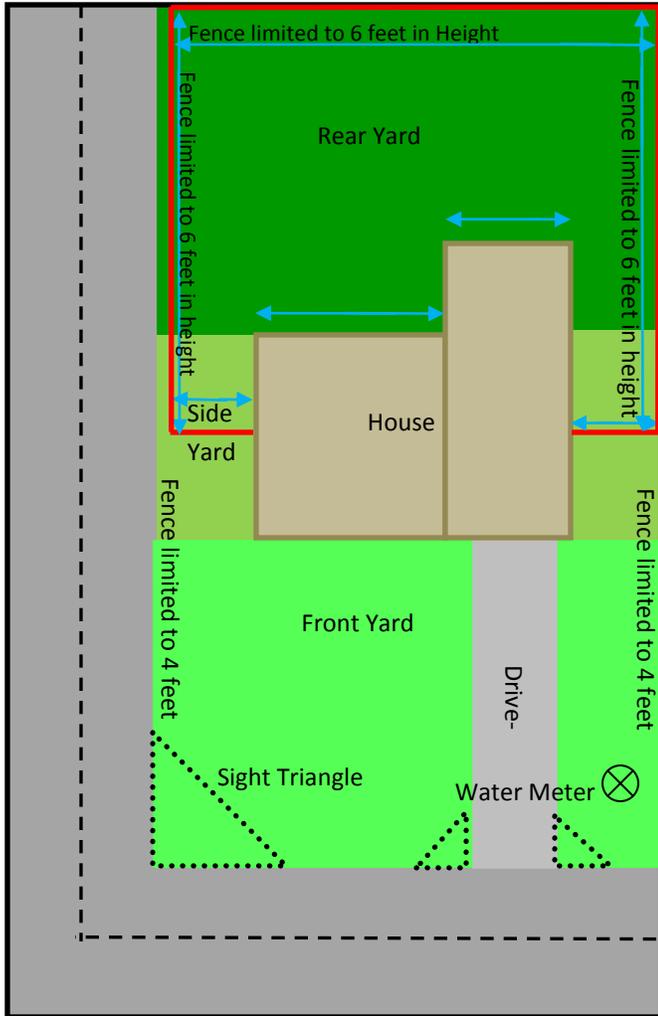
Retaining walls that are not over four feet in height measured from the bottom of the footing to the top of the wall are not required to have a building permit for their construction unless the wall is supporting a surcharge. A surcharge is defined as a load supported above the level of the top of a retaining wall.

A guardrail is required where the retaining wall is along open sided walking surfaces and is located more than 30 inches, measured vertically, to the grade below at any point within 36 inches horizontally to the edge of the open side. The guardrail shall not be less than 36 inches high. Refer to the Handrail and Guardrail Guideline for more specific requirements.

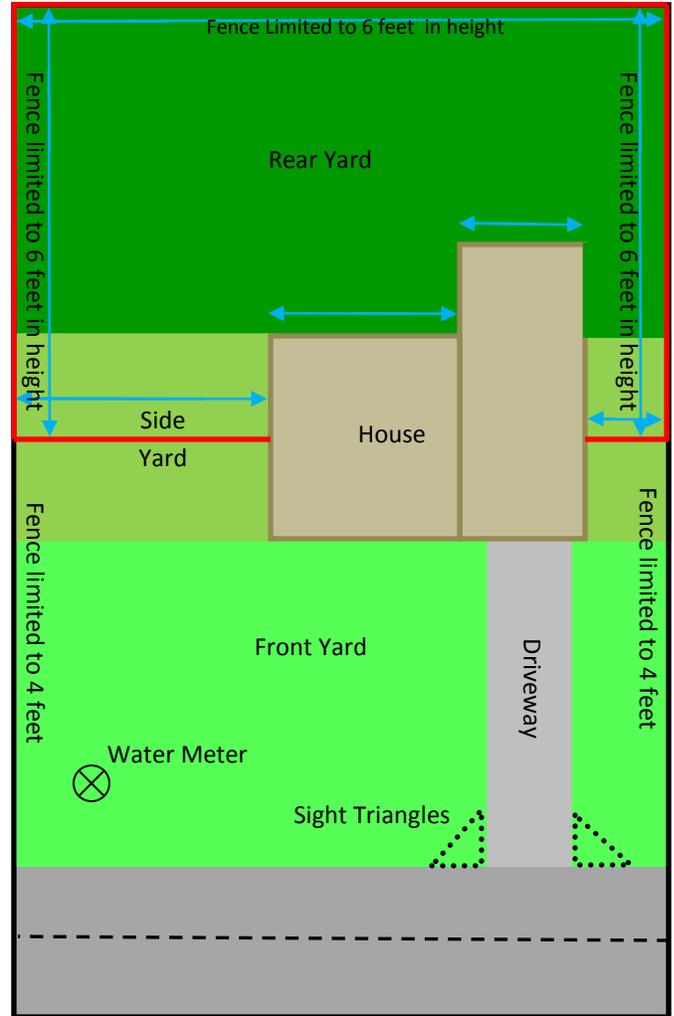


Typical Front Yard Fence

Corner Lot



Interior Lot



Typical Retaining Wall

The required front-yard setback is measured from the property line, not from the paved part of the right of way.

In residential areas it is common for the right of way to extend beyond the paved street or sidewalk. This area is typically landscaped and maintained by the property owner and may appear to be part of the lot, but is actually within the right of way.

In the above examples, the blue lines with arrows indicate measurements that are required to be included on your site plan drawings, while the red line indicates the new fence.

Include the location of your water meter on your site plan. As shown above as a circle with an X.

Materials

All materials, including fasteners, supports, ornamental decorations, etc. used in construction of fences and walls as defined herein, shall be resistant to the elements. The following materials shall be prohibited in the construction or use with fences and walls:

- a. Chain link (front yard only)
- b. Metals, other than wrought iron or its synthetic substitutes
- c. Razor wire (concertina wire)
- d. Barb wire
- e. Electric
- f. Cinder block
- g. Tires, pallets or other material not specifically designed to be used as a fence

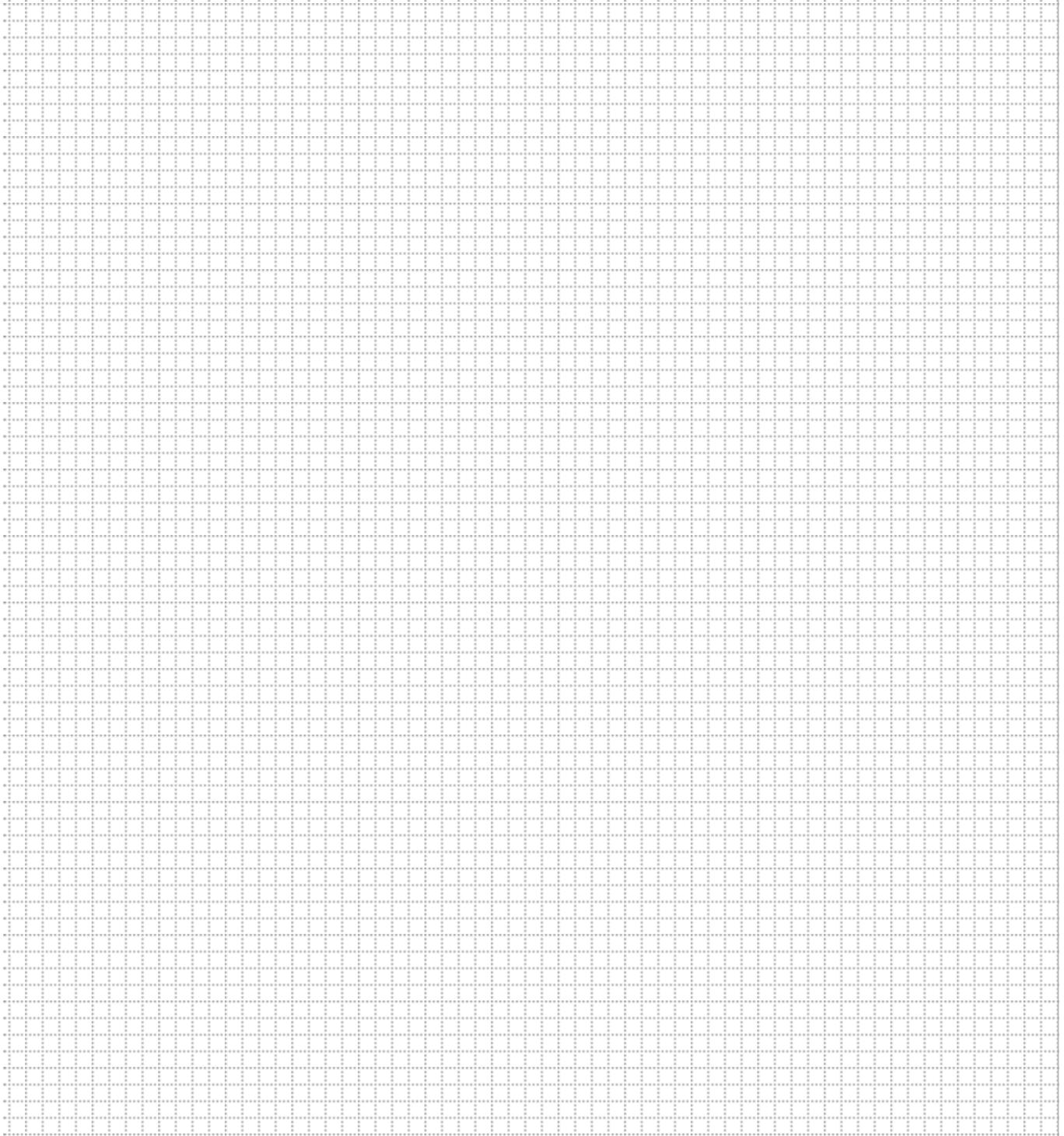
Exceptions: Security fences located in commercial or manufacturing zoning districts may be comprised of chain link and barbed or razor wire and may be located in the front, side, and rear yards of the property, subject to approval by Economic Development and Planning Department staff. All barbed or razor wire shall be placed no less than seven (7) feet above the finished grade.

Construction Requirements

1. Fences and walls can be installed up to the property line; but all posts, bases and other structural parts, shall be located completely within the boundaries of the lot on which it is located. It is the responsibility of the applicant or contractor to locate and identify all property pins prior to the commencement of work. The fence shall not encroach upon neighboring properties or into any city right-of-way.
2. All fences and walls erected adjacent to a public street shall have the finished side of the fences facing toward the street.
3. In residential zoning districts, fences and walls located in the front yard (mid-point of the house and forward), shall be constructed so as to have a four (4) inch maximum open spaced, picketed type pattern and shall not exceed four (4) feet in height. Rear and side yard fence (mid-point of the house and rearward) shall not exceed six (6) feet in height nominal.
4. The owner and/or occupant of the property shall maintain their fence or wall in good condition at all times. Fences or walls found to be in a deteriorated condition and/or in need of repair shall be subject to the provisions of Chapter 425 of the Republic City Code.
5. Fences or walls installed in or through a utility easement shall be installed at the property owner's risk and the property owner shall be responsible for the cost of repair to the fence or wall removed or damaged by a utility company or the City exercising its rights under the terms of the easement.

6. Fences or walls erected at the intersection of streets or driveways shall not be located within a reserved sight triangle, as indicated by Section 405.910 of the Republic City Code.
7. Exceptions to height requirements in the side yard may be granted by City Staff responsible for plan review where irregular sidewalls or other unusual circumstances exist.
8. Any application for the construction of a fence or wall that is proposed to exceed six (6) feet in height shall be accompanied by signed and sealed engineered drawings and calculations.
9. All fence or wall construction with electric materials that carry an electric current intended to generate an electric shock upon contact shall install warning signage on the fence. There shall be at least one (1) clearly visible warning sign located on the exterior of each side of the fence and every twenty-five (25) feet of the entire length of the portion of the fence comprised of electric materials as described above. Each warning sign shall clearly and legibly indicate that an electric fence is in use and have an area no less than twenty-five (25) square inches on either side.
10. All fences or walls constructed with electric materials that carry an electric current intended to generate an electric shock upon contact shall be located completely within the boundaries of a separate fence or wall composed of non-electric materials and be installed at a height no higher than the height of the separate fence or wall which encloses it.
11. It is the responsibility of the applicant or contractor to contact Missouri One Call for utility locates prior to the commencement of work and to not start any work until all utility locations have been identified and marked.
12. It is the responsibility of the applicant or contractor to research and meet any Codes, Covenants and Restrictions (CCR) on fences or walls in your subdivision.
13. It is the responsibility of the applicant or contractor to obtain permissions to encroach upon any gas easements and to provide the city a copy of the permission document.
14. Fences or walls shall not be installed in or through a storm water detention basin, retention pond, drainage easement or area of special flood hazard, unless such fences or walls are formally authorized by the City's Floodplain Administrator through the issuance of a permit. If any existing drainage easements are underground, the fence may be allowed with the understanding that if any easement requires repair or modification, the fence will be removed at the owner's expense. If, during or after construction of the fence, the underground pipe is damaged, it will be repaired at the fence owner's expense.
15. Fences shall not enclose the water metering devices and pits. They shall remain outside of the fence boundaries with full access per city ordinance section 710.250.

Site Plan



Show Site Plan To Scale

One Square = _____ Square Feet

CITY OF REPUBLIC

Primary Business Address
204 North Main Avenue
Republic, MO 65738-1473
Across from City Hall

Phone: 417-732-3150
Fax: 417-732-3199
E-mail: wzajac@republicmo.com

The Planning and Development Department is made up of five full-time employees including a Planning and Development Director, Administrative Assistant, Principal Planner, Building Inspector, and Code Compliance Official. Our office is located at 204 North Main Street. The goal of the department is to serve the citizens of Republic through pursuance, guidance, and assistance in the development of the City. This is accomplished through marketing and strategic planning accompanied by oversight and enforcement of the City's Building Codes, Zoning Codes and Subdivision Regulations.

The Department has marketing material that is updated every year and is provided to prospective developers considering bringing a new business or constructing new housing in the City. The City Council made it a high priority to improve the quality of life in the City by adding a Code Compliance Official to handle nuisance related issues.

In order to guide the significant growth and changes that are occurring in the community, the Planning and Development Department has been proactive with respect to transportation planning, corridor development planning, land use planning and site planning. The department has also conducted several Visioning Meetings to allow the public to get involved in planning the future of the Community. Along with planning, the Planning and Development Department has made significant improvements to existing ordinances and processes to streamline the development process.

We're on the Web!



www.Republicmo.com

PLANNING AND DEVELOPMENT DEPARTMENT

