



FENCE REQUIREMENTS

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STEP 1**PERMITTING****WHEN IS A PERMIT REQUIRED?**

A permit is required prior to erection, construction or reconstruction of any fence or any structural alteration of an existing fence within the City of Bolivar.

WHAT IS REQUIRED TO RECEIVE A PERMIT?

- Fill out and submit a Fence Permit Application.
- Submit a site plan or any other available drawings.
- Provided the applicant has satisfied all conditions and requirements of the building and zoning regulations and paid the appropriate fees, a fence permit may be issued.
- Fence permits are paid for and picked up at Bolivar City Hall.

WHAT INSPECTIONS ARE REQUIRED?

Final inspections are required for all fence construction. To schedule an inspection, contact the Building Inspector a minimum 24 hours in advance. Please provide the following information when scheduling an inspection: permit number, address, type of inspection.

BUILDING CODES

The City of Bolivar has adopted the following building codes:

- 2009 International Building Code
- 2009 International Residential Code

STEP 2**ZONING**

The zoning requirements are as numerous as they are diverse. The following is only intended as a brief overview which answers the most commonly asked questions regarding the zoning regulations. It is highly recommended that you contact the Planning & Zoning Department for further zoning requirements.

WHERE IS A FENCE REQUIRED?

R-1, R-2, R-3, C-3: Fences are not required.

R-4:

Where adjacent to or adjoining property is zoned R-1 or R-2:

Solid or semi-solid fence between 6 ft and 8 ft tall

Where adjacent to or adjoining property is zoned R-1 or R-2, but

separated by a public right-of-way other than an alley:

10 ft tall landscape buffer consisting of trees, shrubs and evergreens shall be provided along property line and maintained by the owner of the property zoned R-4

C-O, C-S, C-1, C-2, I-1, I-2:

Where adjacent to or adjoining property is residentially zoned:

Solid or semi-solid fence between 6 ft and 8 ft tall

Where adjacent to or adjoining property is residentially zoned, but

separated by a public right-of-way other than an alley:

10 ft tall landscape buffer consisting of trees, shrubs and evergreens shall be provided along property line and maintained by the owner of the property required to do so

For exceptions, see Land Use Regulations.

PERMITTED LOCATIONS

- Fences may be located within its principal structure's setbacks.
- Fences may not be located within the sight triangle.
- Refer to a property's final plat to determine easement locations.

ZONING**STEP 3****GENERAL REGULATIONS**

- No fence shall be constructed which will create a traffic hazard.
- No fence shall be constructed in a manner or be designed to be hazardous or dangerous to persons or animals.
- No person shall erect or maintain any fence which will materially damage the adjacent property by obstructing the view, shutting out sunlight or hindering ventilation or which will adversely affect public health, safety or welfare.
- All fences shall conform to the adopted building codes.

HEIGHT RESTRICTIONS

Located within the front yard setback: Maximum 4 ft tall

Other locations: Maximum 8 ft tall

Except: Fences erected upon public or parochial school grounds or in public parks or public playgrounds or by special use permit authorized by the Board of Adjustment.

MATERIALS AND DESIGN

When a fence is required by the zoning regulations to separate zoning districts or to provide a site barrier to the operations or facilities conducted within the property, the fence shall be constructed only as follows:

Materials

- Solid decorative masonry, brick or stone bound with mortar
- Louvered, solid or semi-solid wood
- Semi-solid: alternating, double-sided (air gaps between solid members cannot exceed 25% of fence), or single-sided (air gaps between solid members cannot exceed 10% of fence), air gaps must be spaced equally apart and be equally sized along the entire length of the fence
- Chain link with aluminum strip intertwined
- Other equivalent material approved by the Board of Aldermen

Design

- Finished side shall face outward from the property of the owner required to construct the fence.
- Posts and beams shall be located on the inside of the fence and designed to be an integral part of the finished fence.
- If painted, stained or otherwise colored, the color shall be uniform throughout the length and on both sides of the fence.

MAINTENANCE

Fences shall be maintained by the owner who erected the fence.

Maintenance shall include the following:

- Keep the fence straight and upright.
- Replace or repair damaged materials.
- Painted fences—scrape and repaint both sides with regularity as required to repair peeling or discoloration.
- Unpainted wood fences—shall be either sealed or stained and resealed or restained as required to minimize deterioration.

QUESTIONS?

Contact the Building Department at (417) 326-2489, ext 290.

Contact Planning & Zoning at (417) 326-2489, ext 224.