

Fence Requirements

City of St. Peters



Provisions for fence requirements in the City of St. Peters are set forth in the Zoning and Subdivision Regulations, City Code Title IV Section 405.360. Within these requirements a fence is defined as “a structure and/or materials consisting of wood (rails and stakes), wire masonry, vegetation (hedge) or similar materials erected so as to provide a barrier or enclosure along the boundaries of a yard or lot”.

Questions?

Please call the City of St. Peters Planning Department at (636) 477-6600 or (636) 278-2244, extension 1670; or fax us at (636) 477-9077.

General Requirements:

The following general fence provisions shall apply to all zoning districts:

- No fence, wall, shrub, or hedge can exceed six feet in height except as indicated in the specific district regulations.
- When a fence is adjacent to a public street the improved side of the fence shall be oriented toward the street.
- In the case of fences constructed over dedicated utility easements, the City shall not be responsible for replacement if the fence must be removed for maintenance purposes.
- A fence may not be erected to enclose or block a stormwater catch basin, culvert, or other stormwater structure in any development.

Corner Visibility:

Persons who want to erect a fence on a corner lot should provide a copy of their property’s spot survey to the Planning Department for verification of the sight visibility area prior to fence installation. Please include your name, address, and phone number on the survey. Based on the corner visibility criteria the spot survey will be marked and returned showing the permitted fence location.

Utility Line Location:

It is very important to accurately locate any utilities on your property **prior to any excavation**, including fence postholes, to prevent personal injury or utility damage.

All utilities will be located **FREE** by calling the Missouri One-Call System Inc., at 1-800-DIG-RITE (1-800-344-7483) or on the web at www.molcall.com. Please allow between 2 and 10 days prior to digging.

Additional Fence Regulations by District:

Commercial, Industrial, and Multiple-Family Zoning Districts:

- Fences in commercial, industrial and multiple-family zoning districts require the submission of a Miscellaneous Building Permit prior to installation. The following supporting information should be included with the application: a sketch/site plan showing the fence location and a description of the fence material(s) and height.
- All fences installed in commercial and industrial zoning districts that abut residential properties and that are used for the purpose of screening between districts shall be masonry or vinyl.
- Fences constructed of chain link that are located within industrial zoning districts shall be coated with vinyl.
- Fences higher than six (6) feet may be permitted for security and/or screening purposes by the Administrative Officer. A formal request stating the reason must be made in writing to and approved by the Administrative Officer.
- Barbed wire shall only be permitted subject to approval of the Administrative Officer. In addition the lowest strand must be at least seven (7) feet above grade and when used for security purposes in addition to a regular fence.
- Where an R-3 (A) or (B) Multiple Family District is adjacent to an R-1 Single Family or R-2 Two-Family Zoning District, a six (6) foot high vinyl fence shall be installed along the property line.
- Fences are permitted on any lot or paved area provided they do not extend beyond the front building line(s) unless otherwise approved by the Planning and Zoning Commission.
- All fences shall comply with the maintenance, material, and height regulations as contained with the Zoning and Subdivision Regulations.
- All other general provisions previously stated in this guide shall also apply.

A-1 Agricultural District:

- Electrified and barbed wire fences are only permitted in an A-1 Agricultural District when used in conjunction with an approved farming operation.

Residential Districts:

- See next page of this guide.

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Residential Requirements:

The following additional provisions shall apply specifically to residential districts:

- No permit is required for a residential fence.
- The owners of residential properties are responsible for maintaining their fences and to remove any fence if it becomes unsightly or a menace to the public health, safety, or welfare.
- The use of barbed wire, hardware cloth, single strand wire, or any other similar material is not permitted as fencing in residential districts.
- Fences which are less than four (4) feet in height may be constructed of wood, masonry, vinyl materials, or chain link.
- Fences which are greater than four (4) feet may be constructed of wood, masonry, or vinyl materials.
 - Chain link and masonry may be used if approved by the Administrative Officer after substantial evidence has been provided indicating that other materials are not practical and that such fencing will not create an aesthetic problem.

- In no case shall any front yard be enclosed by a fence.
- Ornamental divider's, plastic chains, posts, or like materials erected along driveways or sidewalks are not considered a fence.
- Fences must be erected around swimming pools. **Note: the building code requires all horizontal fence supports to be located on the pool side of the fence.**
- Fences used to prevent entry to a pool may not be built so that the fence can be used as a ladder to gain access to the pool or pool area. Please consult with the City Building Department (636-477-6600, ext. 1670) regarding specific requirements.
- When a fence is adjacent to a public street the improved side of the fence shall be oriented toward the street.

- It is advisable to check with your homeowners association and review the covenants of the subdivision prior to any fence erection or placement.

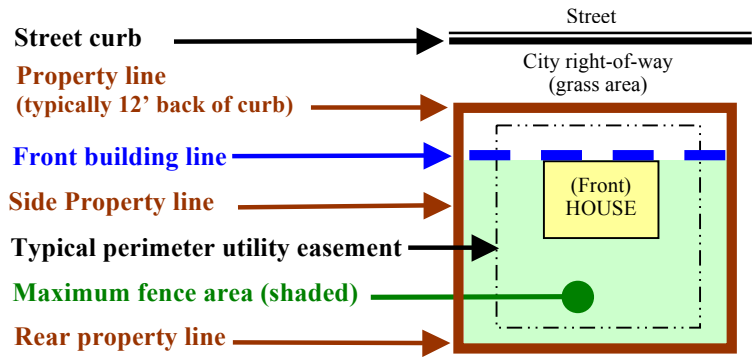
❖ **Note:**

The building line is the line which establishes the required front yard and is generally parallel with the front property line.

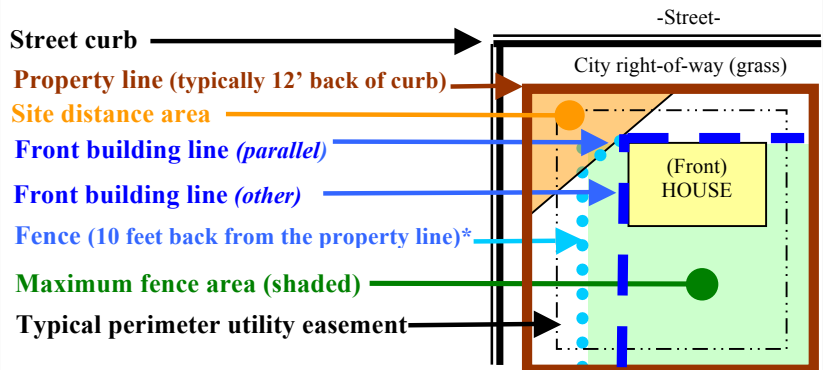
❖ **Caution:**

Building setbacks and City right-of-way may vary from the typical dimensions as shown in this guide. Always check your property survey for exact dimensions prior to installation of a fence.

On a standard (interior) lot, a fence shall not extend beyond the front building line nor beyond the side and rear property line.

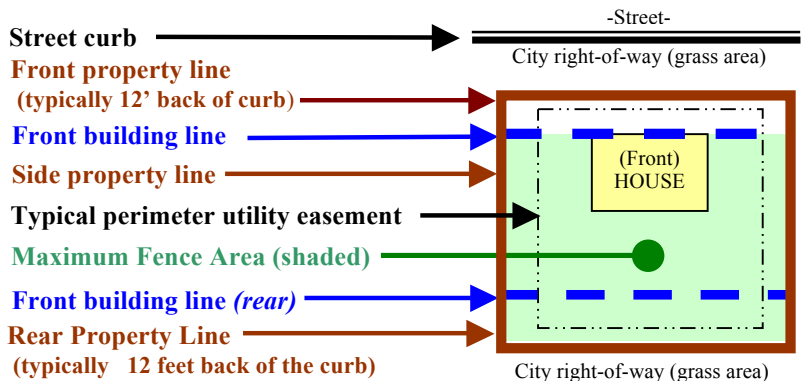


On a corner lot, a fence shall not extend beyond the front building line, as platted, which is “parallel” to the front of the house. Along the “other” front yards (building line), as platted on a corner lot, the fence shall be setback a minimum of ten (10) feet from the property line* and shall not extend into the sight distance area as defined by Section 405.340 of the Ordinance. (See “Corner Visibility” in this Guide)



*Note: On a typical lot with a 20 foot building setback, the fence on the side of the house will be 22 feet back of the curb and 10 feet away from the house

On a through-lot, a fence may extend beyond the building line parallel to the rear property line



*Note: On a typical “through lot” with a 20 foot building setback, the fence at the rear property line will be 12 feet back of the curb.