



# CITY PLANNING & DEVELOPMENT

Summary of Provisions in the Kansas City, Missouri Code of Ordinances  
Pertaining to Fences and Walls  
Information Bulletin No. 129

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## Purpose

This Information Bulletin is intended to provide a summary of provisions found in various City ordinances that relate to fences and walls. If you have any questions, please contact our Code Questions team at [codequestions@kcmo.org](mailto:codequestions@kcmo.org).

Kansas City Building and Rehabilitation Code, [Chapter 18](#), Code of Ordinances, contains the following regulation exempting walls and fences from building permit requirements.

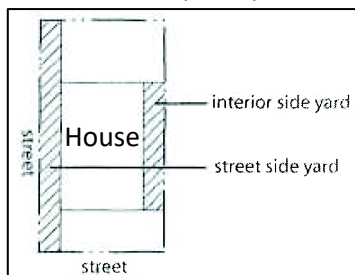
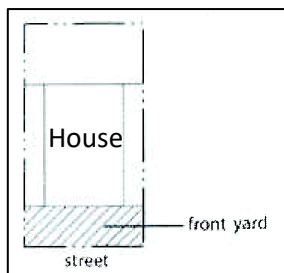
[Section 18-16\(b\)\(1\)d](#): A building permit shall not be required for retaining walls which are not over 4ft in height measured from grade on the low side of the wall, unless supporting a surcharge or impounding flammable liquids or when adjacent to a public right-of-way.

[Section 18-16\(b\)\(1\)e](#): A building permit shall not be required for fences.

Fences and Walls, [Chapter 27](#), Code of Ordinances, contains the following regulations:

[Section 27-10](#): Fences and walls.

- a. Applicability.
  - Any fence constructed after March 20, 2000 shall comply with the adopted zoning requirements.
  - The requirements of this section do not apply to walls of buildings, or portions of retaining walls below grade on one or both sides.
- b. Fences on a residential lot shall be limited to 4ft in the front yard and street side yards, and 6ft on the side and rear yards. Front yard is defined as the open space on the same lot with a building used as a residence.



- c. For questions about constructing a fence on a vacant residential lot, contact Code Questions at [codequestions@kcmo.org](mailto:codequestions@kcmo.org) for guidance.

[Section 27-12](#): Electric fences.

All fences containing uninsulated electric conductors that may be exposed to human contact that are permitted under [Chapter 48](#) must meet or exceed the following standards:

- a. Residential Districts:
  - Electric fences are not permitted on residentially zoned properties.
- b. Heavy Commercial or heavy industrial zoning districts:
  - May not be located within 5ft of any public street or sidewalk.

- May not be located within 300ft of a residence, any school, day care facility, church or parkland.
  - The system may not exceed 12 volts.
  - The system used to energize the electric fence must be listed by a national testing agency such as UL or ETL.
  - The entire electric fence must be inside or enclosed by a primary non-electric perimeter security fence a minimum of 6ft in height and located no closer than 5ft to the electric fence.
  - Warning signs must be displayed every 50ft clearly identifying the fence as an electric fence.
- c. Agricultural zoned properties (AG-R). Electric fences may not be within 5ft of any public street or sidewalk.

**Nuisance Code, [Chapter 48](#), Code of Ordinances**, contains regulations concerning electric and barbed wire fences.

[Section 48-43](#): *Fences*. The following are hereby declared to constitute a nuisance:

- a. Barbed wire fences
- Residential zones (R). Any barbed wire fence, or other dangerous things that are liable to snag, tear, cut or otherwise injure anyone coming in contact.
  - Commercial (O and B) or industrial zones (M). Any barbed wire fence, or other dangerous things that are liable to snag, tear, cut, or otherwise injure anyone coming into contact therewith and located less than 6ft above grade.
  - Agricultural zones (AG-R). Any barbed wire fence, other dangerous things that are liable to snag, tear, cut, or otherwise injure anyone coming in contact therewith and located within 5ft of any surfaced public street or sidewalk.

**Salvage Motor Vehicles and Salvage Motor Vehicle Parts Dealers, [Chapter 54, Article IV](#), Code of Ordinances**, contains the following regulations:

[Section 54-116](#): *Operation of salvage yard*

Any salvage yard shall be located and operated in accordance with the following requirements:

- a. Every salvage yard must comply with the requirements of Chapters [26](#), [88](#), [48](#) and all other applicable city ordinances.
- b. Every salvage yard must be enclosed with a fence (as defined in [Section 54-102](#)) along street frontage or public-right-of-way and along any area within 100ft of any building occupied, in whole or in part, as a dwelling. Such fence shall be of a minimum height of 8ft and shall test plumb and square at all times. Gates in the fence are allowed provided such gates are of sound construction and are maintained in accordance with the requirements for a fence. Further, such gates shall be closed and securely locked at all times except during the business hours and days.

**Property Maintenance Code, [Chapter 56](#), Code of Ordinances**, contains the following regulations:

[Section 56-114](#): *Fences and retaining walls*.

*Maintenance*. All fences and retaining walls on the premises shall be structurally sound and kept in good repair. The fence posts shall be firmly set in a base that does not allow the posts to wobble. The fence railings or slatting shall be firmly attached to the supporting posts. Gaps or wedges in a retaining wall shall be restored to the original condition. Fences and retaining walls shall not encroach on the public right-of-way and must be maintained in a manner that will protect the fence or wall from rotting, decay, deterioration or loss of structural integrity.

**Zoning and Development Code, Chapter 88, Code of Ordinances**, contains regulations that require fences to be installed to screen and/or enclose certain permitted uses from adjacent property.

[Section 88-305-07. Swimming Pools](#)

Swimming pools with a depth of more than 2ft must be enclosed by a protective fence at least 4ft in height. The fence must include self-closing, lockable gates or entrances when the pool is not tended by a responsible person.

[Section 88-330-01. Family Day Care](#)

Family day care homes in AG-R, R-80, R-10, R-7.5, R-6, R-5, and R-2.5 districts are subject to the following standards:

[88-330-01-C.](#) All open play areas must be completely enclosed with a tight fence at least 4ft in height.

[Section 88-330-02. Group Day Care](#)

Group day care facilities may be allowed in R-80, R-10, R-7.5, R-6, R-5, and R-2.5 districts subject to the following standards:

[88-330-02-E.](#) All open play areas must be completely enclosed with a tight fence at least 4ft in height.

[Section 88-375-03. Outdoor Vehicle Storage](#)

All outdoor vehicle storage areas must be shielded by an opaque fence or wall that is a minimum of 6ft tall and a maximum of 10ft tall. The interior of the fence or wall must be protected by a guardrail or similar barrier to prevent damage to the fence or wall. All vehicles, equipment and inventory of the business must be stored behind the fence or wall and may not exceed the height of the fence or wall.

[Section 88-385-05. Freestanding Towers](#)

The standards of this section apply to freestanding towers constructed for the primary purpose of supporting wireless communication equipment.

[88-385-05-D. Screening](#)

Visual screening must be provided around all equipment buildings and cabinets and ground-level portion of the wireless communication facility. Screening may be accomplished by visual barrier fence or landscaping, or both. Landscaping must provide screening throughout all seasons.

[Section 88-425-05. Perimeter Landscaping of Vehicular Use Areas](#)

A masonry wall or opaque wood fence with a minimum height of 5ft may be sustained for shrubs, but ground cover is still required within the landscape buffer strip.

[Section 88-425-08. Screening of Containers and Mechanical/Utility Equipment](#)

[88-425-08-A. Dumpsters](#)

Trash containers, dumpsters, trash compactors, and recycling bins associated with multiplex, multi-unit residential, and nonresidential uses must be screened from public view on all sides with a solid fence, wall, or gate constructed of cedar, redwood, masonry, or other similar building material reflecting the overall design of the site, and be appropriately landscaped.

[Section 88-425-09. Screening and Buffering of Outdoor Display, Storage, and Work Areas](#)

[88-425-09-A. Outdoor Display and Storage Areas](#)

Screening from R Districts: Outdoor display or storage areas that abut R districts along a side property line or rear property line or are separated from an R district by only an alley along a side property line or rear

property line must be effectively screened from view of the R district by a solid wall, solid fence, or dense vegetative screen. Required screening must be at least 6ft in height. Walls and fences may not exceed 8ft in height. Fences and walls must be masonry or wood, sight-obscuring and planted with vines or tall-growing shrubs (to help screen the fence/wall). Chain-link fencing is expressly prohibited.