

## CITY OF FLORISSANT FENCING GUIDELINES

### General

- A Building Permit is required for construction, alteration or replacement of most types of fencing in the City of Florissant.
- A building permit (once issued) is valid for 180 days. A permit shall become invalid unless the work authorized by such a permit is commenced within 180 days after its issuance.
- All fences require plan review.
- Allow 7-10 days for plan review and permitting.
- All fence construction must be performed in a workman like manner.
- Workman like manner is defined as: A desired & acceptable standard of the quality of work and material on a project being performed in a skillful manner without defects.
- Maximum fence height is 6 feet.
- All fence members must be constructed with the structural or supporting members within or towards the area being enclosed (the good or finished side of the fence must face outwards).
- There are specific requirements for fencing in the City of Florissant's Historic District.(Refer to the City of Florissant's Guidelines for Fencing in the Historic District)
- Fence may be located on or within the property (lot) line in the rear or side of all lots(other than corner lots).
- On corner lots, no fence may be located in front of the building line on the street side of such lots.
- No fencing may be located within any part of the front yard(with the exception of the Historic District and the Commercial District areas that will require approval from the Planning and Zoning Commission).
- All fences must be installed as not to restrict or alter normal storm water runoff.
- Fencing for pools must meet the requirements above as well as the 2015 IBC requirements.(Refer to the City of Florissant's Guidelines for Swimming Pools)
- Fencing designed to be electronically charged are prohibited.
- Razor ribbon and barbed wire type fencing are prohibited.
- Before construction, call 1-800-DIG-RITE.(DIG-RITE will mark the location of the lot utilities).
- A City final inspection is the only inspection required when a permit application is approved and the work is complete.
- When installing a fence in approximately the same location on your property, the old fence must be removed.

- A permit application can be obtained at the Public Works Department at Florissant City Hall.
- 2 copies of a Spot Survey / Plot plan drawn to scale for plan review will be required indicating the following :
  1. Proposed location of the fence with gates.
  2. All existing structures on the property.
  3. Location of overhead/ underground electrical service lines.
  4. Type of fence material being proposed.
  5. Height of fence being proposed.
  6. Style of fence being proposed.

### **Helpful links**

- Additional information may be obtained from [WWW.ECODE.COM/FL3301](http://WWW.ECODE.COM/FL3301)
- Additional information may be obtained from [WWW.FLORISSANTMO.COM](http://WWW.FLORISSANTMO.COM)
- Additional information may be obtained from [WWW.FENCEGUIDES.COM](http://WWW.FENCEGUIDES.COM)

### **FREQUENTLY ASKED QUESTIONS**

- What is the cost of a Fence Permit?

Answer: The cost for a Fence Permit will be no less than \$96.00 and is based on the total project cost.

- How close can I put my proposed fence adjacent to my neighbor's fence?

Answer: As close as possible without any portion of the proposed fence(post, concrete piers, mesh, etc. without encroaching you neighbor's property.

- What if my neighbor's fence is on my property and I want to put up a fence in its place?

Answer: This must be proved with a survey. If indeed the fence is on your property, than you can remove it. Please make every effort to communicate and coordinate with your neighbor on your project plans.