

CITY OF FRONTENAC



RESIDENTIAL FENCE GUIDE

The following information was compiled as a guide for residents who wish to build a fence. In order to obtain a permit two sets of plans must be submitted for review. The plans are not required to be of architectural quality, but must provide enough information to determine that all construction will be built to minimum code standards. *The following standards apply:*

- Submit details indicating the dimensions of the fencing, size, spacing, spans, and type. In most cases the fence manufacturer's detailed brochures have this information.
- A copy of your plot plan or survey showing the location of your house and proposed fence on the property. Indicate distances to property lines.
- All footings/piers for posts must be at least 30" below grade for frost protection, and extend at least 24" into undisturbed soil. The manufacturer's specifications may require piers to be deeper depending on the size and design of the fence.
- All fences shall be located in the rear yard. The rear yard is the area bound by the back property line and back line of the house. No fence may be located within the required front yard, note that corner lots have two front yards, one along each street.
- All proposed fences must be approved by the **Architectural Review Board (ARB)** before a permit may be issued. The City staff will forward a copy of your application to the ARB.

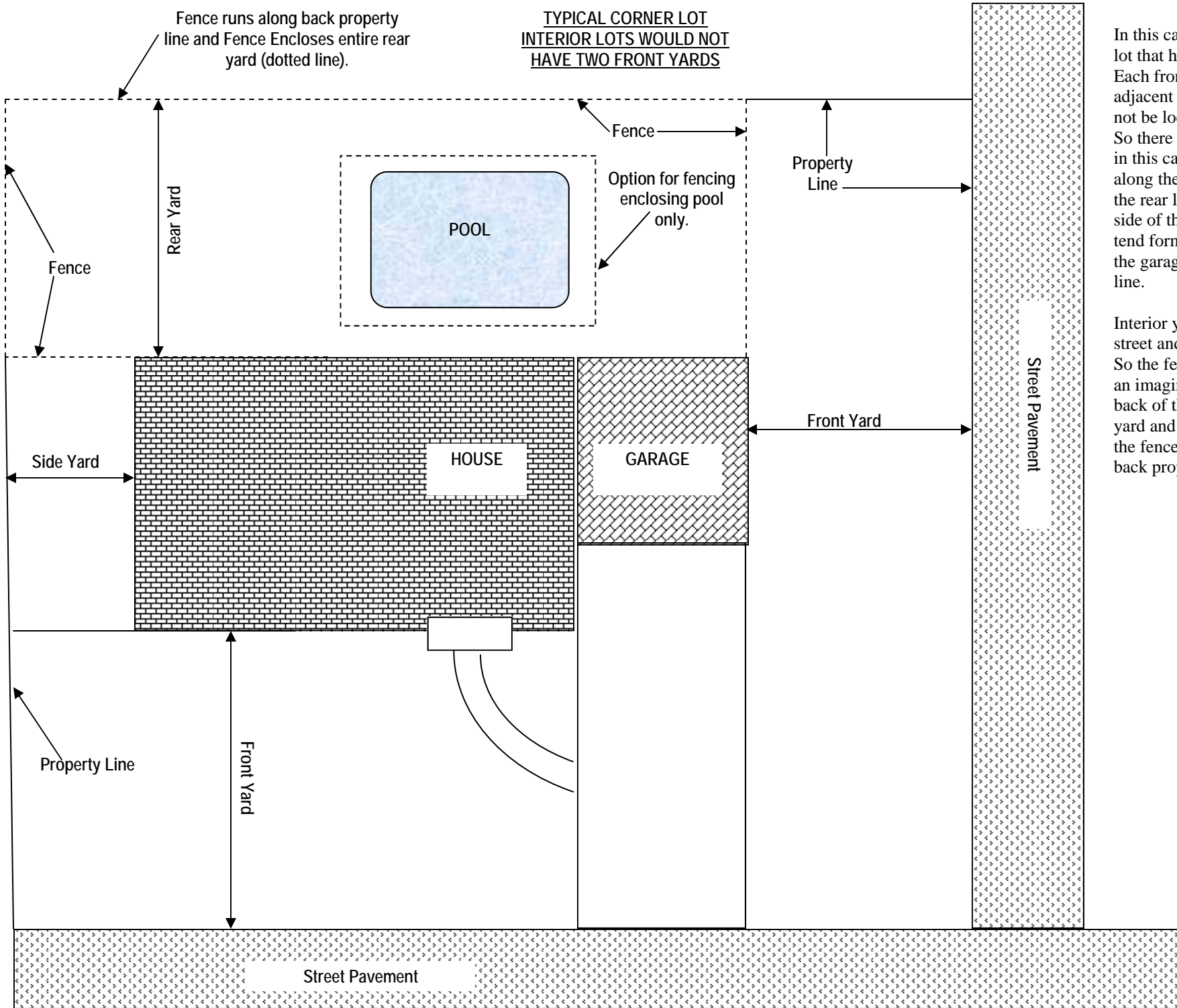
- All fencing as permitted by this Section shall have equal architectural treatment on both sides as approved by the ARB.
- **Fences in the R-1, One Acre Residential District:**
 - (1) All new fences in the R-1 district are to be of a wrought iron style constructed of galvanized steel/iron or galvanized steel/iron, or aluminum.
 - (2) Fences must be painted black
 - (3) The fence shall be designed such that at least 70% of the fence is open, see illustration.
 - (4) A fence can be no taller than six (6) feet except for a fence around a tennis courts as stated in this handout.
 - (5) Properties located within a subdivision that has trustees, the plans must be reviewed by the trustees prior to making an application for a permit and documented acknowledgment of such review must be submitted to the City with the permit submittals.
- **Fences located in an R-2, Residence District:**
 - (1) Fences shall not exceed six (6) feet in height.
 - (2) Chain link, barbed wire, wire mesh, or above ground electric fences are prohibited.
- **Tennis courts** may be enclosed by a vinyl coated chain link or other architecturally treated fence as approved by the ARB, said fence shall not exceed twelve (12) feet in height and shall not extend into the minimum required setbacks established by Section 405.150(C)(3).
- **Existing Fences:** An existing fence that does not conform to these requirements may be replaced due to disrepair or damage up to 50% without complying to these requirements.

- **Site Proof Fences:** A site proof fence (a fence with an open area of not less than 30%) no taller than five (5) may be erected along the side or rear yard of an R-1 or R-2 zoning district abutting a property in any other zoning district or a non-residential use. The design of such fences must be approved by the Architectural Review Board.

The preceding information is meant to be a helpful guide and applies to most simple residential fencing. However, it does not include all of the codes that may apply, especially requirements for fences around swimming pools. The plan reviewer may determine that unusual circumstances dictate the need for additional information. In order to help you with your design a sample plan is included.

EXAMPLE OF A TYPE OF R-1 DISTRICT FENCE





TYPICAL CORNER LOT
INTERIOR LOTS WOULD NOT
HAVE TWO FRONT YARDS

In this case we have a corner lot that has two front yards. Each front yard is along the adjacent street. A fence cannot be located in a front yard. So there is only one side yard in this case to the property line along the one side yard and to the rear lot line. The other side of the fence can only extend from the back corner of the garage to the back property line.

Interior yards only face one street and have two side yards. So the fence can extend from an imaginary line across the back of the house to each side yard and then from that point the fence may extend to the back property line.