Building & Zoning Department
215 S. Broadway, Louisburg, KS 66053
913-837-5811 · louisburgkansas.gov
rwhitham@louisburgkansas.gov

FENCES

Permit Fee:

- $25.

Items Required for Permit:

- Application.
- Drawing of Lot, House and Fence.
- Plot Planning and Zoning.

Requirements:

- Cannot extend any further into the front yard than the house.
- May not be installed in sight triangle.
- May be installed in easements at your own risk.
- Maximum height – 8 feet.
- "Good side" must be facing out (posts and horizontal supports on inside of fence).
- Call 1-800-DIGSAFE or use www.kansasonecall.com to request utility locates.
- Excavator's license required if digging for hire with mechanical equipment.
- Verify with HOA, if applicable, additional requirements.

Special Requirements for Corner Lots:

- Fence setback on side lot line is 10 feet from the back of the property line.

Inspections:

- None required.
- Consultations available if questions about placement of fence. Call the office for details.

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Article 6 SUPPLEMENTARY DISTRICT REGULATIONS

SECTION 611. FENCES

Except as otherwise specifically provided in other codes and regulations, the following regulations shall apply to the construction of fences:

A. No fence shall be constructed in the sight triangle.

B. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals.

C. No person shall erect or maintain any fence which will materially damage the adjacent property by obstructing the view, shutting out the sunlight or hindering ventilation, or which fence shall adversely affect the public health, safety and welfare.

D. No fence except fences erected upon public or parochial school grounds or in public parks and in public playgrounds shall be constructed of a height greater than three (3) feet in the front yard or eight (8) feet elsewhere.

E. Open fences such as chain link, slat or picket fences may be forty-two inches (42") in height in the front yard, provided however, *a special use permit is granted*, according to procedure for considering special use permits as outlined in Article 11, for the construction of a high fence in the front yard or elsewhere.

F. Fences constructed in the side and rear yard shall not extend any further into the front yard than the further-most projection of the primary structure on either side yard.

1. Side and rear yard fences constructed on *interior lots* may be constructed adjacent to the property line.

2. Side and rear yard fences constructed on *corner lots* shall maintain a 10 foot setback from the property line on the side yard adjacent to the street.

G. All fences shall be constructed with the support posts and vertical or horizontal support members on the inside perimeter of the fence. The actual fencing material, whether it be chain link, plastic, wood, or some other material will be placed on the exterior perimeter of the fence.

H. A “good neighbor” fence, one in which the fencing material is mounted on alternate sides of the support rails, is also permitted, provided that more than fifty (50) percent of the fencing material is on the outside perimeter of the fence, and provided that all corners of any section of fence are constructed with the fencing material on the outside perimeter of the fence, joining at the corners.

I. No fence shall be constructed without first obtaining a fence permit from the Codes Administrator. The fee for a fence permit shall be an amount established by Ordinance.

J. Any fence installed in a dedicated easement is done at the risk of the property owner. The city or utility company is not responsible for repairing or replacing any section of fence constructed in a dedicated easement when work is required to repair, replace, or service the utility in the easement.

K. Any person obtaining a fence permit is responsible for contacting Kansas One-Call to have the utilities marked before beginning any excavation for the fence construction.

L. Subdivision perimeter fences that are installed along multiple parcels within or adjacent to common areas or common streetscapes shall be permanently maintained in a configuration that ensures compatibility with all adjacent fence sections. Property owners or homeowners associations wishing to replace dilapidated fence sections shall ensure that all new fence sections match the same style, height, color, configuration and alignment of pre-existing common fence. Alteration of subdivision perimeter fences resulting in change in type of material, height, color, style or configuration shall be subject to review of the Planning Commission.

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APPLICATION FOR OTHER STRUCTURES

If you live in a HOA, you must receive HOA permission.

Date: _____ Permit # _____

Property Owner: _____

Property Owner Address: _____ Phone: _____

Contractor: (Must be Licensed in Miami County)

Contractor Name: _____

Contractor Phone: _____ Email: _____

General: _____ Mechanical: _____

Electrical: _____ Plumbing: _____

Foundation: _____ Site Utility: _____

Roofing: _____ Fire Sprinkler: _____

Description of structure to be constructed: _____

Estimated cost of new construction: _____

Size of structure: Width _____ Length _____ Total square footage _____

Intended use of structure: _____

Principal material to be used in construction: _____

I, _____, hereby certify that the information provided herein is true and correct and that all Zoning Regulations shall be complied with. I certify that all contractors listed above are licensed under the Miami County, Kansas, Contractor Licensing Code. I further understand that any permit based upon false or incorrect statements of a material fact necessary to the issuance of the permit, shall be void.

Date: _____ *Signature:* _____

Office Use Only

ATTACHED:

_____ Site Plan _____ Building Plans _____ Date Paid

_____ Amount Due _____ Receipt #

Assigned address: _____