



# FENCES

## Installation and Maintenance Guidelines

### Why should you obtain a building permit? //

Your home is an investment. If your construction project doesn't comply with codes adopted by your community, the value of your investment may be effected. Property insurers may not cover work done without building permits and inspections. If you decide to sell and have done modifications to your home without the appropriate permits, you may be required to do costly repairs or alterations.

For more information on the benefits of building permits, visit the City of Merriam's website [merriam.org](http://merriam.org) or call the City's Community Development Department at 913-322-5520.



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**CITY OF MERRIAM, KANSAS**  
City Hall // 9001 W. 62nd St. // [merriam.org](http://merriam.org)  
Community Development  
[ComDev@merriam.org](mailto:ComDev@merriam.org) // 913-322-5520





## Fence Guidelines

This information is provided to assist in communicating City of Merriam's requirements for a building permit for the installation of a fence. This is not a complete list of requirements. The property owner is responsible for full compliance with local ordinances and regulations as adopted by the City of Merriam.

## Building Permit Requirements

A new fence installation requires a building permit from the City of Merriam.

Bring a copy of your plot plan or survey showing the proposed fence location to City Hall. Application for a building permit requires submittal and review of the proposed fence installation. Proposed fence layouts may be faxed to City Hall at 913-322-5505, attention building inspector.

## Fence Types Permitted

- ▶ Chain link fences no greater than 6 feet in height are permitted in the rear and side yards only.
- ▶ 6-foot-high wood privacy fences are permitted in the rear and side yards only.
- ▶ 48-inch-high open rail or slotted wood fences (picket) are permitted in the required front yard (or forward of the front building line) on private property.



## Fences Not Permitted

- ▶ Chain link fencing in the front yard (30 feet from the front property line).
- ▶ Most types of privacy fences in the front yard (30 feet from the front property line).
- ▶ Fences located in storm drainage easements.

## Other Installation Concerns

- ▶ Be careful not to construct fences in public right of ways.
- ▶ Check all utility easements before installing new fencing.
- ▶ Check any subdivision regulations, covenants, or deed restrictions regarding possible additional limitations.
- ▶ Corner lots contain two or more front yards by ordinance definition. Fence installation may be limited based on meeting the required setbacks. Please consult with Community Development staff for more information about corner lot fence restrictions.

## Fence Maintenance

- ▶ Fences must be maintained free of broken or loose slats.
- ▶ Repairs should be made to leaning or unstable fences.
- ▶ Painted fences should be kept free of peeling, flaking, or chipped paint.
- ▶ Areas around the fence should be kept free of weeds and grasses over 10 inches in height.

## Materials

Fences must be constructed of materials typically manufactured for the construction of permanent fencing.

## Placement

City of Merriam ordinances require all fences be constructed with the finished side outward from the property. The post and support beams shall be on the inside or shall be designed as an integral part of the finished surface.



## Your Fence and Your Neighbor

Fence maintenance and installation may cause concerns with your neighbors. Many calls are made to City Hall by adjacent property owners with questions about fence installation, maintenance, or fence placement in regard to property lines.

A property survey by a licensed land surveyor will determine your property line and help to insure that your fence is constructed on your property.

A friendly conversation with neighbors before installing a fence will go a long way in preserving good neighborly relations.