

BILL NO. 125-13

ORDINANCE NO. 4905

AN ORDINANCE AMENDING SECTION 27-232 OF THE CODE OF ORDINANCES OF THE CITY OF WARRENSBURG, MISSOURI REGARDING REQUIREMENTS FOR WALLS, FENCES, HEDGEROWS

WHEREAS, a public hearing was held in front of the City Council of the City of Warrensburg on December 9, 2013, regarding the height of fences.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WARRENSBURG AS FOLLOWS:

Section 1. That Section 27-232 (a) (2), is amended to read as follows:

(2) *Rear Yard*

- a. A fence **seven (7)** feet or less in height above the grade level of the land on both sides thereof is allowed immediately adjacent to any rear lot line, including rear lot lines of double frontage lots. This standard shall apply to all zoning districts including the CB: Central Business District where no setback from an alley shall be required. On corner lots, fences are allowed to extend a maximum of sixty (60) percent into the required setback from street along the side.
- b. A fence more than **seven (7)** feet in height above the grade level of the land on both sides thereof shall not be located in the rear yard setback required by the district regulations of any zoning district. This standard includes double frontage lots.

Section 2. That Section 27-232 (a) (3), is amended to read as follows:

(3) *Side Yard*

- a. A fence **seven (7)** feet or less in height above the grade level of the land on both sides thereof is allowed immediately adjacent to any side lot line, except on corner lots, fences are allowed to extend a maximum of sixty (60) percent into the required setback from street along the side.
- b. A fence more than **seven (7)** feet in height above the grade level of the land on both sides thereof shall not be located in the side yard setback required by the district regulations of any zoning district.

Section 3. That Section 27-232 (e), is amended to read as follows:

- (e) *Building Permits* All fences greater than **seven (7)** feet in height shall apply for and receive a building permit prior to installation.

Section 4. If any clause, section or other part of this section shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

Section 5. It is intended that Sections 1-3 of this ordinance be incorporated into the Code of Ordinances of the City of Warrensburg.

Section 6. That this ordinance shall become effective immediately upon its passage.

Passed by the City Council for the City of Warrensburg, Missouri, this 9th day of December, 2013.



ATTEST:


Cindy Gabel, City Clerk


Charlie Rutt, Mayor