



# LEE'S SUMMIT

## M I S S O U R I

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August 11, 2021

To: Community and Economic Development Committee (CEDC)

From: Hector Soto Jr., Planning Manager

**RE: Residential Fence Materials**

Fences (including fence materials) are regulated under UDO Article 6, Division IV (Accessory Use and Structures). More specifically, residential fences are regulated under UDO Section 6.1350.C and Table 6.IV-1. Residential fence materials are limited to wood, vinyl, steel, masonry or wrought iron (UDO Section 6.1350.C.1). Table 6.IV-1 further specifies where certain fence materials may be used. Fences constructed of wood, vinyl, steel, (wood) composite, masonry or wrought iron are allowed in the front yard. Fences located in a side yard and/or rear yard may be constructed of the same materials allowed in the front yard plus chain link. The UDO does not allow chain link fencing in the front yard. The UDO defines the front yard as the area between the front property line and the front line of the house, so a chain link fence cannot extend beyond a point forward of the face of the house toward the street.

Chain link fencing is manufactured of galvanized steel. Prior to the adoption of UDO Amendment #49 on September 4, 2014, by Ordinance No. 7518, chain link fencing was allowed in the front yard because it fell under the general classification of a steel material. With the adoption of UDO Amendment #49, chain link fencing was distinguished from other steel fencing and was limited in its use to only the side and rear yards. Chain link fencing found in front yards that existed prior to September 4, 2014, is considered lawful non-conforming.