

18.50.050 Fences, Walls or Hedges

A. Applicability

This section applies to any fence, wall or hedge, defined as follows:

Fence or Wall A freestanding structure intended to provide privacy, protection or confinement or to redirect a person's direction of travel.

Hedge A dense row of shrubs or low trees that form a barrier or boundary.

B. Generally

1. Barbed wire, razor wire and electric fencing (above ground) are prohibited in residential (except AG) and commercial districts.
2. No fence, wall or hedge shall be constructed, planted, reconstructed or replaced in a manner which obstructs the intersection sight distance as defined in Section [18.30.220](#).

C. Height

Fences, walls, or hedges may be constructed or planted to a maximum height (as measured above the average grade level on the property line) of:

1. Six (6) feet in residential districts or the N district. Fences, walls or hedges in **front or corner side yards** (beyond the front of the house or structure), shall not exceed four (4) feet in height, shall be at least fifty (50) percent open, and shall not include chain-link or any other metal or wire type fencing.
2. Eight (8) feet in commercial and industrial districts.

D. Residential/Mixed-Use Districts

In residential districts or the N district:

1. Fences or walls shall be limited, or similar, to one of the following **types of construction**: brick or stone walls or pillars, chain-link, wood stockade, split rail, wood rail, wrought iron, spaced picket fence, imitation vinyl or similar decorative material.
2. Fences, walls or hedges are allowed along arterials only when approved as part of the master fence/screening plan in Section [18.30.130](#).
3. Fences, walls or hedges shall be outside of the sight distance triangle.

E. Commercial/Industrial Districts

In commercial and industrial districts:

1. Fences, walls or hedges shall not be placed in the setback area from street rights-of-way or within the perimeter landscape area as provided in Section [18.30.130](#).
2. Retaining walls are permitted where the wall is reasonably necessary due to topography, where the wall is located at least two (2) feet from any street right-of-way, and where the wall does not extend more than six (6) inches above the ground level of the land being retained. Any retaining wall above three (3) feet shall have fencing. Retaining wall construction is subject to approval by the City Engineer and Chief Building Inspector.
(Ord. 19-56 § 10, 2019; Ord. 02-54 § 2, 2002)

The Olathe Unified Development Ordinance is current through Ordinance 20-40, passed December 1, 2020.

Disclaimer: The City Clerk's Office has the official version of the Olathe Unified Development Ordinance. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited here.

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