

Recommended Wood Fence Post & Foundation Details

Fence Height and Zoning Regulations

Fence heights, setbacks and materials are regulated by the City of Liberal's adopted Zoning Ordinance and are enforced by the Building and Code Enforcement Department.

A consultation by a building department code enforcement officer shall be required when the owner of the residence is putting up a new fence or replacing more than 50% of the existing fence. Consultations are required prior to permit being issued. This is to insure the following:

- ✓ *Setbacks are to code, unless a variance has been granted*
- ✓ *The fence shall sit on the right property lot and is within the property pins for your lot(s)*
- ✓ *Verify the site triangle is followed for corner lots*
- ✓ *Verify that the fence is not built in the easement*
- ✓ *Discuss the options for materials (which exclude barb wire in residential zones)*

After the consultation and all fence requirements are approved according to the adopted codes and zoning regulations. The owner, or licensed contractor shall come down to City Hall and pull a no fee permit for the installation of the fence. If concrete curbing/footer is used as part of the fence foundation then a fee shall be assessed per the adopted City Permit Fee Schedule and Codes.

An inspection must be performed to inspect the depth of the post holes and/or the forms for the footer. Installing a fence without a permit may include removing the fence, a fine (not to exceed \$500) or both. Detailed drawings are below for the recommended installation of most types of fences that shall be allowed to be built.

Please call the Building Dept at 620-626-2261 for scheduling.

Zoning Ordinance

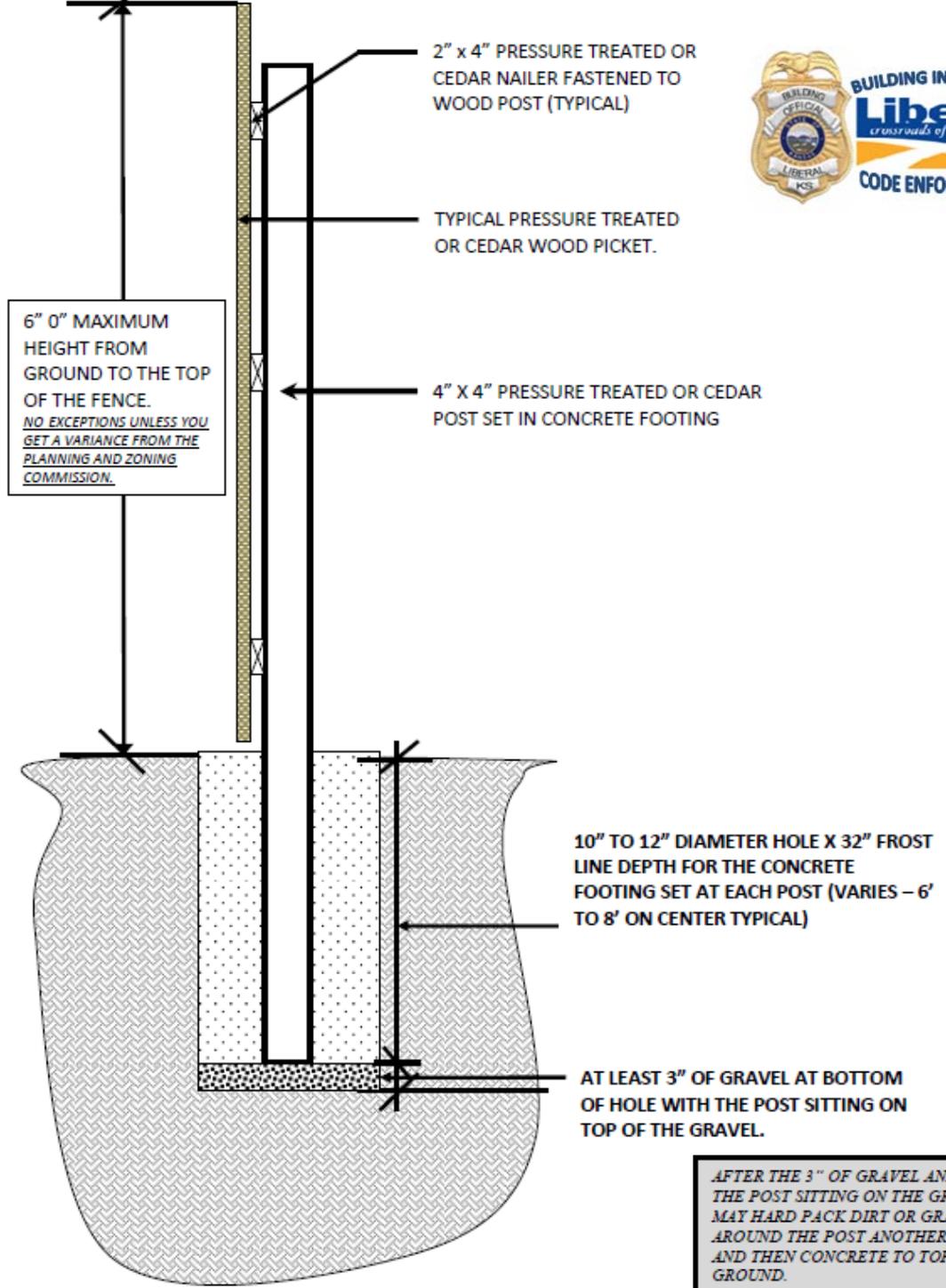
Article XX

Section 2.

Fences: Except as otherwise provided in this Ordinance, fences may be permitted in any required yard after a permit has been obtained from the building department.

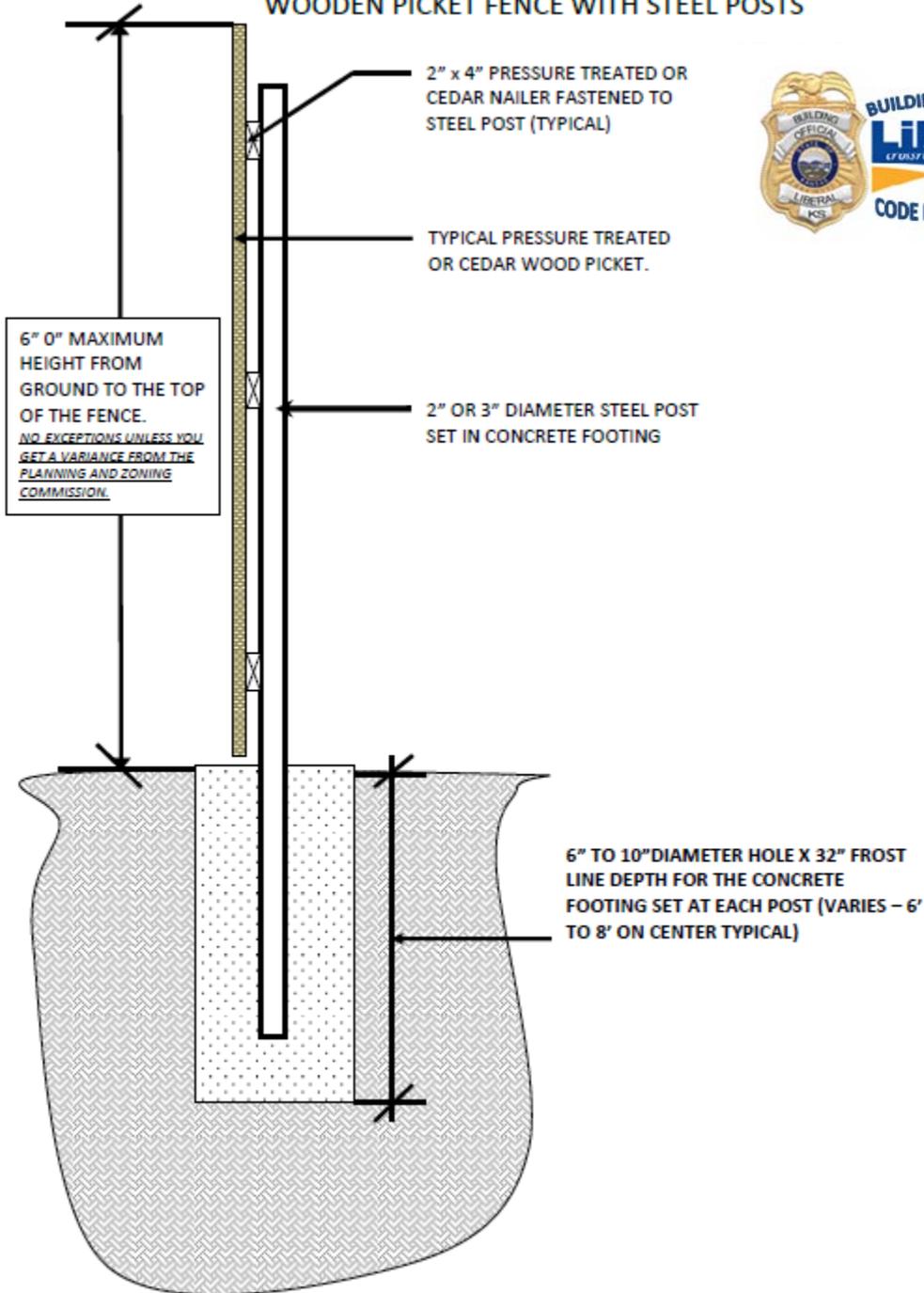
1. District "R-1" to "I-2A" inclusive: All fencing shall be constructed of brick, wood, metal, concrete block, chain link, vinyl, or other material normally intended to be used for Residential fencing. Prohibited fencing materials include Electric, or any fencing material with sharp points.
2. Barbed wire fences are prohibited in all **residential** districts.
3. Height of the fence shall not exceed six feet (6') along the rear lot line and the side lot line. In any required front yard, the height of the fence shall not exceed four feet (4') from the adjacent grade or the top of the curb as designated by the Building Inspector. However, the fence may be uniformly tapered from six feet (6') at the end of the side yard, to the front yard property line.
4. **In commercial and industrial districts**, for security purposes only, barbed wire fencing may be used. The barbed wire shall be at least six (6) feet above grade, and not to exceed seven (7) feet from the immediate adjacent grade, and shall not project beyond the property line.
5. No fence shall be constructed on any street right-of-way or in such a manner as to be hazardous or dangerous to persons or animals or adversely affect the public health, safety and welfare. (Prohibited materials include barbed wire, sharp points on wrought iron fences, and electrical fences)
6. No fence or other visual barrier shall be so located and placed that it obstructs the vision of a motor vehicle driver approaching any street or intersection. (Line of sight at intersections shall conform to the sight triangle of the City of Liberal Ordinance.)
7. No fence shall be erected or maintained which will materially damage the adjacent property by obstructing the view, shut out sunlight or hinder ventilation of the adjoining property owner.
8. No fence shall be constructed until a "no fee" permit has been obtained from the Building Department.

WOODEN PICKET FENCE WITH 4" X 4" POSTS



AFTER THE 3" OF GRAVEL AND WITH THE POST SITTING ON THE GRAVEL, YOU MAY HARD PACK DIRT OR GRAVEL AROUND THE POST ANOTHER 16" UP AND THEN CONCRETE TO TOP OF GROUND.

WOODEN PICKET FENCE WITH STEEL POSTS



WOODEN PICKET FENCE WITH STEEL POSTS AND CURBING/FOOTER

