



City of Florissant

FENCE PERMIT GUIDE

According to the 2021 International Residential Code (IRC) And Florissant City Ordinance

This document is meant to provide a general residential permitting guide and does NOT include all requirements.

GENERAL

1. A Building Permit is required for the construction, alteration and replacement of all fences in the City of Florissant. Apply using the online [Portal: https://my.florissantmo.com](https://my.florissantmo.com). Supporting documents are uploaded through the portal during the application process. No permit is required for a “repair” defined as 25% or less of the total existing fence linear feet.
2. All plans and work must comply with the [2021 International Residential Code](#) and [Florissant Zoning Code](#) and must be done in a [workmanlike manner](#). **Note this on the plans.**
3. A Building Permit is valid for 180 days. It shall become invalid unless the work is started within 180 days after issuance. Extensions can be granted upon request with a \$40 fee.
4. The cost for a permit will be no less than \$95 and is based on the total project cost. [City Code Section 505.010](#)
5. There is a \$40 fee for each submittal / plan revision.
6. There is a \$50 fee for extra inspections.

DOCUMENTATION

1. Apply in the online portal: my.florissantmo.com. **Supporting documents are uploaded** in the portal during the application process.
2. **Labeled site plan is required.** This may be a survey or an online areal view or drawing of the lot with the new fence locations clearly marked. This is **NOT** a subdivision “plat”. The site plan must show neighboring fences.
3. **Description of the type, style and height of the new fence or gate.** This may be in the form of a drawing or photo of this type of fence with the height clearly noted.
4. Construction on properties in the **Floodplain** require a Floodplain Development Permit. That application can be uploaded in the Portal while applying for the construction permit.

CONSTRUCTION

1. The **maximum fence height is 6' feet** without Planning and Zoning approval.
2. All fence **posts must face the interior** of the yard. The good side must face outward unless both sides of the fence look the same (shadowbox style, etc.).
3. If neighbors disagree, **fence ownership** is determined by which side the posts face unless a survey shows the fence is inside the lot lines.
4. An existing fence must be removed before new one is installed. Owners can only have one fence. However, two neighbors may have fences that abut against each other as long as there is a gap at the bottom to allow for weed control between them. Owners are responsible for maintaining the area between two fences. **Where fences abut against each other, fence posts must still face inward.** This may present a construction challenge and does not change the requirement.
5. Light gauge wire such as chicken coop wire, snow fences, bamboo or other flimsy material are forbidden.
6. Owners are responsible for locating and placing the fence on the property line. **The City does not perform surveyor services.** This must be done by a licensed surveyor.
7. In the **Historic Residential** zone, wood picket, ornamental iron or face brick fences may be located within a required front or side yard of interior lots with the approval of the Landmark and Historic District Commission (LHDC). Mesh-type fences may be permitted on corner lots with the approval of LHDC. No chain link or basket weave fences will be permitted except that a chain link fence will be allowed upon the approval of LHDC along creek rights-of-way, school playgrounds, park facilities, soccer, baseball and softball fields. All fences for LHDC Resources shall require the approval of LHDC through a Certificate of Appropriateness.
8. Fences must not restrict natural water runoff or change the flow of water off of the property.
9. Certain fence styles may be prohibited in the **Floodplain**. All construction permits on properties in the Floodplain require a Floodplain Development Permit and must be obtained prior to obtaining a construction permit.
10. No electric fences, barbed wire or ribbon wire fence components are permitted.
11. All fences must be kept in good repair by the owner of the property which may include paint or stain to appropriately preserve from rust or rot.

12. Before construction, call **1-800-DIG-RITE** to mark the location of the underground utilities.
13. The owner must call the City to schedule a “final” inspection after all work is completed.

DEFINITION

FENCE: A structure, partition or wall erected for the purpose of enclosing a piece of land or to separate two (2) contiguous pieces of land.

NOT CONSIDERED A FENCE: Shrubs, hedges, trees or an ornamental divider consisting of posts no higher than thirty (30) inches from the ground level, spaced no closer than four (4) feet from each other and connected by not more than two (2) strands or rails, having a minimum nominal dimension of three-quarters (3/4”) inch, located along a private walkway or driveway and not used to enclose an area shall not be considered a fence.

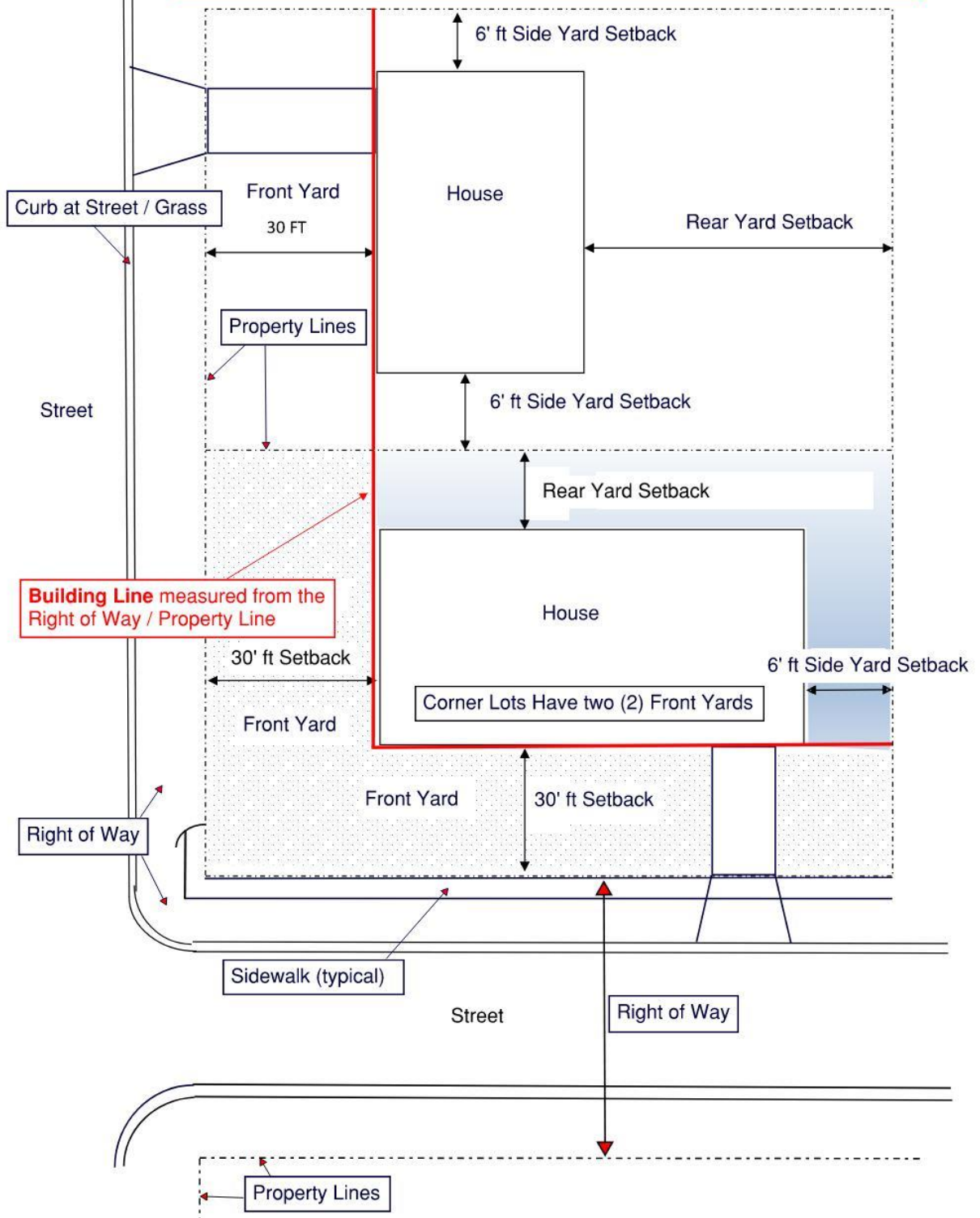
FENCE AS POOL BARRIER

1. Fences being used as a pool barrier must also comply with the [International Swimming Pool and Spa Code Section 305](#).
2. Fencing and gates must be at least 48” high.
3. Gates must be self-closing/latching from 6” inches open.
4. Latches must be 54” inches high if accessible from outside the gate or 3” inches below the top if accessible from the inside with openings one half (1/2”) inch or less within 18” inches of the latch.
5. The fence and gate may not be the only portion of the pool barrier that is required.

SETBACKS

1. No fence is permitted in the required **front yard setback**. All setbacks are determined by the zone where the lot is located. For example, the **R-4 district requires a 30’ foot front yard** measured from the lot lines which abut a public street right of way.
2. The Front Yard Setback determines the **Building Line** and is measured inward from all property lines which run along public street right of ways. For example, **corner lots** have two front yards (and Building Lines) because two sides of the lot abut a public street right of way.

EXAMPLE ONLY. SETBACKS VARY BY ZONE.
Only a survey can determine the location of lot lines.



APPEALS

1. Zoning appeals can be made to the [Board of Adjustment \(BOA\)](#) upon submittal of an application and \$40 fee.
2. Meetings of the zoning BOA are scheduled on an as-needed basis and take minimum of three (3) weeks from date of application.
3. Variances can be granted based on a stated hardship.

HELPFUL LINKS

1. [City of Florissant City Code: https://ecode360.com/FL3301](https://ecode360.com/FL3301)
2. [City of Florissant Website: https://www.florissantmo.com](https://www.florissantmo.com)
3. City of Florissant [Zoning Code Fence Section: https://ecode360.com/28084075](https://ecode360.com/28084075)
4. City of Florissant [Zoning Map by Parcel: https://www.florissantmo.com/egov/documents/1698861939_38712.pdf](https://www.florissantmo.com/egov/documents/1698861939_38712.pdf)
5. City of Florissant [2012-6 100 Year Floodplain Map: https://www.florissantmo.com/egov/documents/1377997904_15099.pdf](https://www.florissantmo.com/egov/documents/1377997904_15099.pdf)
6. City of Florissant [Floodplain Development Permit Application: www.florissantmo.com/egov/documents/1651780496_99133.pdf](http://www.florissantmo.com/egov/documents/1651780496_99133.pdf)
7. City of Florissant Zoning Board of Adjustment Application: https://www.florissantmo.com/egov/documents/1595438689_17228.pdf
8. [2021 International Swimming Pool and Spa Code: https://codes.iccsafe.org/content/ISPSC2021P2](https://codes.iccsafe.org/content/ISPSC2021P2)
9. Construction Permit Base Pricing: <https://ecode360.com/38145405>

For further assistance call: (314) 839-7648, email: publicworks@florissantmo.com

Updated 7/18/24, at