



**City of Prairie Village
Codes Department
913-385-4604
permits@pvkansas.com**

FENCE AND RETAINING WALL PERMITS

CODE REQUIREMENTS

All fences and retaining walls require a building permit. No fence and/or retaining wall may be erected, constructed, or replaced until a permit has been approved by the Building Official. All designs must comply with the Prairie Village Zoning Regulations. The Building Official may allow minor deviations related to the required dimensions where topographic or other natural features, utility locations, meters, trees, or other conditions warrant the exception and where the spirit and intent of the regulations will be preserved. Apply for all permits at <https://prairievillageks.viewpointcloud.com>. Provide a plot plan showing the location, dimensions, and proposed materials and design. Plots plans can be created at <https://www.jocogov.org/departments/aims/create-plot-plan>. Retaining walls over 4 feet tall require plans to be sealed by a Kansas registered design professional.

Please note the following:

FENCE DESIGN

- Retaining wall permit applications require a plan review prior to the issuance of a permit
- Fences on corner lots will require an onsite inspection to locate distance from side streets before a permit will be issued.
- Fences that have an unfinished side must have the unfinished side facing into the property with the finished side exposed toward the street or adjacent properties.
- The installation of barbed wire, electric, and razor ribbon fences or any similar type of fence is prohibited.

FENCE HEIGHT

- No fence shall exceed six feet in height except tennis court enclosures, which may not exceed twelve feet in height. Fences that are within the allowable setbacks for the building footprint shall not exceed 8 feet in height.
- The height of the fence will be determined by the average distance from the finished grade to the highest point on the fence panel, excluding posts, which may project over the fence panel not more than 8 inches.
- Where the terrain is not level, the average dimension, at the discretion of the building official, may be applied to each 8 feet section of the fence.
- Fences built in combination with retaining walls or berms shall not exceed the required height restrictions. In addition, fences and walls built on slopes shall comply with the required height measurement along the line of the fence location.
- Decorative fences shall be designed so that they are least 50% open and do not exceed two and a half feet in height. Split rail and wrought iron are examples of decorative fences

LOCATION

- Decorative fences may be located in the front yard, but shall be no closer than 10 feet from a street right-of-way line.
- Fences, other than decorative fences, cannot be located in the front yard and may be attached to or extend from the front corner of the principal dwelling.
- Fences located on the street side of a corner lot shall not be less than five (5) feet from the right-of-way line except that if an adjacent lot faces the side street, the fence shall be setback from the right-of-way line a distance of fifteen (15) feet or not less than one-half the depth of the front yard of an adjacent building, whichever is the greatest setback.
- If the rear of a through lot is fenced, a gate shall be installed to provide access to the right-of-way.

RETAINING WALLS

- Retaining walls shall be designed and constructed to support lateral loads. Applications for retaining walls exceeding four (4) feet in height, whether terraced or not, should include design calculations and plans sealed by a Kansas Registered Design Professional.
- Retaining walls must setback a minimum of two feet from the side and rear property lines, and retaining walls exceeding six feet in height must be required to be setback from side and rear property lines and additional one foot for each two feet in excess of 6 feet in height. For example, a retaining wall that is 10 feet tall must be set back 4 feet from the property line. Allowances can be made for tiebacks to existing grade.

DRAINAGE AND UTILITY EASEMENTS

- Fences and walls should not restrict natural surface drainage or be constructed to divert or channel water flow.
- Fences should not be constructed in drainage easements if they affect the flow of stormwater.
- Fences installed in a utility easement may need to be removed in order to access the utilities. Fences constructed in easements are at the risk of the owner and shall not be the responsibility of the utility or city to replace them.

EXCEPTIONS

- Exceptions to these regulations may be granted through the site plan review process by the Planning Commission.
- Planning Commission applications must be coordinated through the City Clerk's Office.

PLAN SUBMISSION REQUIREMENTS

- A plot plan that shows the location of the fence or retaining wall, dimensions, and proposed design and materials. Retaining walls over 4 feet in height will require plans to be submitted that are stamped by a Kansas Registered Design Professional.

QUESTIONS

All questions should be directed to permits@pvkansas.com or 913-385-4604.