

FENCES AND RETAINING WALLS

RESIDENTIAL AND COMMERCIAL FENCES

A permit is not required for fences 7 feet or less in height. It is also not required for a retaining wall that is under 7 feet in height measured from the grade on the low end to the top of the wall, unless supporting a surcharge. Generally, a fence may be placed along the rear and/or side property lines. Before building a fence, please make sure you know where the property lines and easements are located. The curb of the street is **not** your front property line. Subdivision plats can be assessed at www.gis.rileycountyks.gov or by contacting the Pottawatomie County Planning and Zoning office at 785-457-3551. You may also review your proposed site plan with the Risk Reduction office prior to installing your fence. In some cases, you may need to hire a private surveyor to accurately locate property lines.

FENCE MAINTENANCE

All fences need to be kept in good repair. Those that become dilapidated, dangerous or unsightly must be removed or repaired.

Fence Restrictions

Electrical fences or barbed wire are prohibited in certain areas. Fences cannot be built in the front yard setback. They generally must be set back at least 25 feet behind the front property line. Fences cannot be built in a drainage easement.

POOL ENCLOSURES

Swimming pools, hot tubs and spas, containing water more than 24 inches (610 mm) in depth shall be completely surrounded by a fence or barrier not less than 48 inches (1219 mm) in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches (1372 mm) above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches (152 mm) from the gatepost. An existing pool enclosure shall not be removed, replaced or changed in a manner that reduces its effectiveness as a safety barrier. Spacing requirements apply to the open portions of the fence.

Exception: Spas or hot tubs with a safety cover that complies with ASTM F1346 shall be exempt from the provisions of this section.

RESOURCES

Always call 1-800 DIG-SAFE to have the underground utilities marked before you start digging.

For further information or questions regarding placement of a fence, please call the Risk Reduction office before starting construction at 785-587-4506.

Risk Reduction
2000 Denison Ave.
Manhattan, KS 66502

Phone: (785) 587-4506

Online: www.cityofmhk.com/riskreduction

