

# 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 measure 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. You can obtain a copy of the subdivision plat for your lot from the Public Works Department at City Hall (785-587-2415) or it may viewed on the City website, [www.cityofmnhk.com](http://www.cityofmnhk.com). In some cases you may need to hire your own surveyor to accurately locate property lines.

## Pool Enclosures

Pools that can hold 24 or more inches of water must enclosed with a fence or wall that is a minimum of 48 inches in height and have a self-closing, self-latching gate. The release mechanism of the gate must be on the pool side of the gate and at least 54 inches in height. Spacing requirements apply to the open portions of the fence.

## 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.

## Resources

**1-800-DIGSAFE:** Always call to have the underground utilities marked before you start digging.

**Community Development Department:** For further information about placement of a fence, please call before starting construction—785-587-2412.

City of Manhattan Code Services  
2000 Denison Ave.  
Manhattan, KS 66502

Phone: (785) 587-4506  
Fax: (785) 587-4514  
Online: [www.cityofmnhk.com/code](http://www.cityofmnhk.com/code)

