BILL NO. 2012-09
ORDINANCE NO. 2012-09
AN ORDINANCE ESTABLISHING PROPERTY SETBACKS BETWEEN ADJOINING PROPERTIES INSIDE THE CITY LIMITS OF OSCEOLA, MISSOURI AND ESTABLISHING FENCING REQUIREMENTS. BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF OSCEOLA, MISSOURI AS FOLLOWS:

Section 1. The size, shape and orientation of lots shall be appropriate for the proposed location. However, all adjoining properties must maintain a four (4) foot setback on the side and back portion of their properties which adjoin another individual's property and/or properties. All individuals must refrain from installing structures, parking or any type of landscaping directly on the property line(s). This four (4) foot setback must not hinder freedom of movement of property owners to maintain their personal space and cannot inflict damage to the neighbor's property by having an obstruction inside the four (4) foot setback.

Section 2. A survey of the owner's property is suggested to insure proper boundary lines. The City of Osceola takes no responsibility in identifying property lines. The City of Osceola will not be responsible for legal disputes in establishing and/or maintaining property lines.

Section 3. A site plan or drawing of the proposed location of all fences, garages and/or all other types of buildings that might conflict with the 4 foot setback on side and back portions of adjoining properties shall be submitted to the City of Osceola for appropriate record keeping.

Section 4. Fencing requirement shall be as follows:

a. Fences must provide adequate space for required maintenance without trespassing.
b. Fences in residential areas shall not exceed six (6) feet in height.
c. Fences in commercial zones up to eight (8) feet will be allowed.
d. All fences erected shall have the finished side facing out.
e. Barbed wire, electric, sheet metal and tin fences are prohibited.
f. Fence posts are required to be a minimum of two (2) feet below ground level.
g. No permanent advertising of any kind is allowed on any fence except on commercial property.
h. Fence installation contractors must be licensed by the City of Osceola.
i. It shall be the responsibility of the property owner to maintain all fences.
j. Prior to any digging or installation of fences, MO One Call must be contacted and all utilities marked prior to digging.

Section 5. This Ordinance shall be in full force and effect upon approval and passage.

Section 6. All Ordinances or parts thereof in conflict with this Ordinance are hereby appealed.

Passed and approved this 26th day of June, 2012.
Larry Hurren
Mayor Larry Hutsler Attest: Lila Foster, City Clerk
Ordinance 2012-09 PROPERTY SET-BACKS AND FENCING
REQUIREMENTS June 26, 2012