

RESIDENTIAL FENCE STANDARDS

3.5200 PURPOSE

The standards set forth in this Section are established to encourage the suitable use of land while advancing the following goals of the City: to preserve privacy, ensure safety, protect the character, stability and value of adjacent land and development; and, enhance the aesthetic quality of the City’s neighborhoods and streetscapes.

3.5201 FENCE REFERENCE TABLE

<u>Your Property</u>	<u>Adjacent Zoning or Use</u>	<u>Is Fence Required</u>	<u>Primary fence material, if installed</u>
Single family residential	Single family residential	No	Wooden/PVC/chain-link fence with steel posts/ tubular steel
Single family residential	Institutional	No	Architectural steel/ornamental iron with decorative landscaping or 6-foot vegetative fence
Single family residential or Multi-family	Right-of-way < 80 feet	Yes	Wooden fence with masonry columns
Single family residential or Multi-family	Right-of-way ≥ 80 feet	Yes	Masonry fence with decorative landscaping or architectural steel/ornamental iron with decorative landscaping or 6-foot vegetative fence
Multi-family	Single Family Residential Nonresidential Institutional	Yes	Both require masonry fence with decorative landscaping
Single family residential	Multi-family	Yes	Both require masonry fence with decorative landscaping

3.5202 RESIDENTIAL TO RESIDENTIAL ADJACENCY FENCE STANDARDS

- a) A fence or screening device is not required for single family residential property abutting single family residential property. If a fence device is installed, it shall be a wooden fence, a PVC fence, a chain-link fence or tubular steel.



- b) Fences, walls, and dense landscaping hedges are permitted within the same residential district as a screening device.
- 1) Landscape hedges shall be a minimum 6 feet tall. Landscape screening shall conform to the Landscape Requirements set forth by the Zoning Ordinance.
- c) All installed fences shall meet the requirements and any additional standards set forth in *Sections 4.5200* that may apply.
- d) Any fencing abutting a designated open space or common area shall be limited to non-opaque materials and design such as wrought iron, tubular steel, spilt rail, etc. In no case shall wood stockade-type fencing be allowed as a screening device adjacent to a designated open space or common area.



3.5203 RESIDENTIAL ADJACENCY TO MINOR THOROUGHFARE OR LOCAL STREET STANDARDS

A Minor Thoroughfare or local street is defined as a roadway with future right-of-way width of less than 80 feet as designated by the City's adopted Thoroughfare Plan Map.

- a) A fence or screening device is required for residential property abutting a minor thoroughfare or local street.
- b) See Section 4.5200 for additional standards that may apply.



3.5204 RESIDENTIAL ADJACENCY TO MAJOR THOROUGHFARE STANDARDS AND MULTIFAMILY RESIDENTIAL ADJACENCY TO SINGLE-FAMILY RESIDENTIAL AND NON-RESIDENTIAL USE

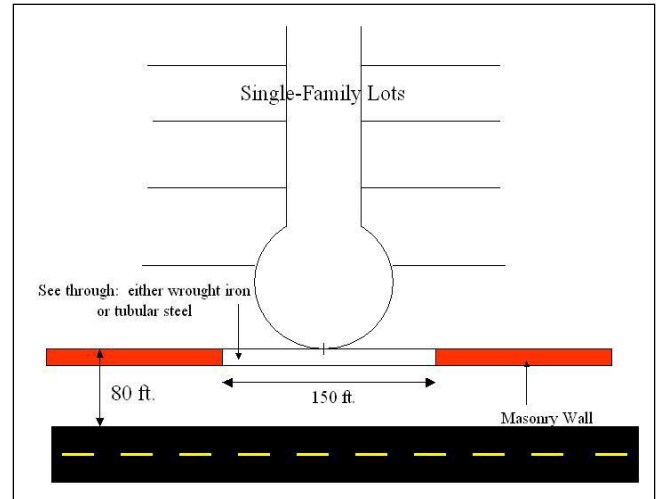
- a) A Major Thoroughfare is defined as a roadway with future right-of-way width of 80 feet or more as designated by the City's adopted Thoroughfare Plan Map or an approved plat map.
- b) A fence or screening device is required for residential property abutting a major thoroughfare or arterial highway. This screening fence must be fabricated of masonry or tubular steel.
- c) Additional requirements for fence or screening devices abutting a major thoroughfare are as follows:
 - 1) All standards set forth in *Section 4.5200* shall be



satisfied.

- 2) Wood fencing is prohibited.
- 3) Masonry columns shall be placed at intervals of no greater than 32 feet on-center; shall be at least 8 inches taller than the remainder of the screening wall; and shall extend at least 3 inches from the vertical plane of the wall. The capstone of the column shall not exceed 9 feet in height.

- 4) When the terminus of a cul-de-sac is located within 80 feet of a major thoroughfare or arterial highway, an opening of 150 feet must be provided along the fence.



- i) The measurement shall be taken from the middle bottom portion of the cul-de-sac closest to the major thoroughfare or arterial highway and measured 75 feet in both directions, thus totaling 150 feet.
- ii) The opening interval shall be constructed of either tubular steel or wrought iron. Pedestrian access is encouraged.
- iii) Such a fence segment must meet requirements set forth in *Sections 4.5200*.

3.5205 RESIDENTIAL ADJACENCY TO INSTITUTIONAL USE STANDARDS

- a) A fence or screening device is not required for institutional property abutting residential property.
- b) For this Section, an institutional district shall be defined to include the following uses:
 - 1) Churches
 - 2) Public/private schools/daycare centers
 - 3) Parks/Open Space/Trails
 - 4) Any other use described or defined as a community facility



- c) Fences, walls, and dense landscaping hedges are permitted within the same residential district as a screening device, such as a 6-foot high vegetative fence.
 - 1) Landscape screening shall conform to the Landscape Requirements set forth by the Zoning Ordinance.



- d) Any required vegetative screen must be at least 6 feet high and must comply with any other regulations set forth in *Section 4.5200*.
- 1) Must be maintained by HOA, if applicable, or property owner, and;
 - 2) Must have 75% opacity.
- e) The owner with institutional uses shall properly maintain all screening devices in perpetuity. Failure to do so shall constitute a violation of this ordinance.
- f) See Section 4.5200 for additional standards that may apply.
- g) Exception: Screening of playgrounds or private or public parks for institutional uses which do not contain a structure or paving within 30 feet of a common residential property line is not required.

3.5206-3.5220 RESERVED

3.5221 WOOD FENCE MATERIAL STANDARDS

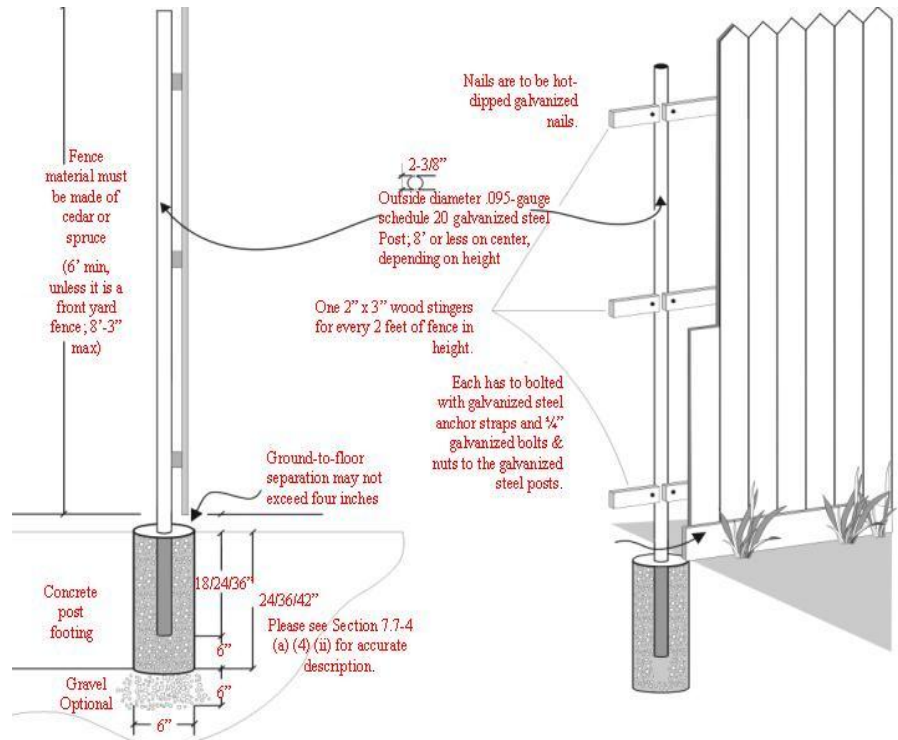
All fences and screening devices, whether required or optional, shall be constructed in the manner described below:

- a) Fence planks or panels must be at least 5/8-inch in thickness.
- b) Fence picket material shall be either spruce or cedar; pine is not allowed. Any question about the fence material shall be directed to the Chief Building Official.
- c) If adjacent to any public street, a wooden fence shall have its backside (exposed posts or rails) oriented away from public view.
- d) Vertical Posts
 - 1) All vertical posts shall be 2³/₈ inch minimum outside diameter standard pipe gauge, or 2¹/₂ inch square by .095 gauge-schedule 20 galvanized steel.
 - 2) For fences measuring between 5 feet and 5 feet 10 inches, vertical posts shall be spaced 8 feet on-center or less, set a minimum of 18 inches deep into 24-inch deep, 6-inch diameter concrete post footings.
 - 3) For fences measuring 5 feet 10 inches and 7 feet, vertical posts shall be spaced 8 feet on-center or less, set a minimum of 24 inches deep into 30-inch deep, 6-inch diameter concrete post footings.
 - 4) For fences measuring between 7 feet and 8 feet 3 inches, vertical post shall be spaced 6 feet on center or less, set a minimum of 36 inches deep into 42-inch deep, 6-inch diameter concrete post footings.



5) Minimum requirements for posts may be increased by the City Engineer based on soil boring test results.

e) Vertical slats shall be nailed or screwed to horizontal bracing stringers (bottoms and top nailer boards) running from vertical post to post. One stringer will be required for every 2 feet in height. The size of the stringers shall be no less than 2 inches in height by 3 inches and shall be bolted to steel posts with non-corrosive metal anchor straps and 1/4-inch non-corrosive bolts or screws. Fences that are 6 feet in height shall have 3 horizontal stringers and fences that are 8 feet shall have 4 horizontal stringers.



f) Vertical post to post. One stringer will be required for every 2 feet in height. The size of the stringers shall be a minimum 2 inches by 3 inches and shall be bolted to steel posts with non-corrosive metal anchor straps and 1/4-inch non-corrosive bolts or screws. Fences that are 6 feet in height shall have 3 horizontal stringers and fences that are 8 feet shall have 4 horizontal stringers.

g) All nails or fasteners shall be of non-rusting, non-corrosive metal such as hot dipped galvanized steel. All nails or fasteners shall be of the type (such as screw shank or, ring shank) that when properly driven will not work free due to wind, vibration, or shrinkage of members.

h) All materials shall be securely fastened (i.e., vertical boards to horizontal stringers, stringers to vertical posts) to ensure an ongoing attractive appearance and safe condition, free from rot, rust, vandalism, and other sources of decay.

i) In no case, however, shall ground-to-fence separation exceed 4 inches.

3.5222 MASONRY FENCE MATERIAL STANDARDS

a) Masonry walls, fences and screening devices shall be limited to the following materials and standards:



- 1) Brick, stone or decorative, split-face block, or reinforced concrete wall provided it has a finished appearance similar to masonry.
- b) Masonry columns shall be spaced a maximum of 32 feet apart on-center; the capstone of columns shall not exceed 9 feet in height; columns shall extend at least 8 inches above the remainder of the screening wall; and, columns shall extend horizontally at least 3 inches from the vertical plane of the wall.
- c) Masonry walls and their foundations shall be engineered and have the certification or seal of a State of Texas registered engineer.

3.5223 WROUGHT IRON FENCE MATERIAL STANDARDS

Wrought iron or tubular steel, is allowed provided that shrubs are placed within 2 feet parallel to the fence and planted 3 feet on center the entire length of the fence. Exceptions to this shrubbery spacing requirement may be approved by the Planning Director based on space requirements of certain plant species.

3.5224 PVC FENCE MATERIAL STANDARDS

PVC (Polyvinyl chloride) or vinyl fencing provided that the color of the fence is limited to white, gray, tan or similar neutral or earth-tone color. Installation should closely mirror Section 4.5200 and the posts for PVC fencing may not be steel and may be the same material as the PVC fence to allow for a uniform look.

3.5225 CHAIN LINK FENCE MATERIAL STANDARDS

Chain link fences may be allowed if a screening fence is not otherwise required as a screening device. In no case shall a chain-link fence or other type of wire material used for the purposes of serving as a fence be allowed by-right by any non-residential uses abutting a public thoroughfare that is greater than 80 feet in right-of-way excluding parks, schools, churches, sports and play areas, athletic and sports facilities as part of a park, school or church. Agricultural uses may use barb wire for the purpose of containing livestock.

3.5226 - 3.549 RESERVED

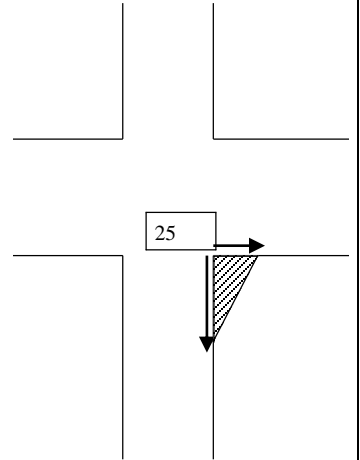
3.5250 MAINTENANCE:

- a) If a Homeowners' Association (HOA) exists, the HOA shall be responsible for upkeep and maintenance of fencing or screening device and the parkways between said devices and the curb or street pavement.
- b) If no HOA exists, then the individual property owners shall be responsible for the maintenance or upkeep of fencing or screening device and the parkway between said devices and the curb or



street pavement.

- c) The City shall have the right to levy an assessment for the expense of needed repairs or maintenance should homeowners or the HOA fail to maintain said fencing or screening devices and the parkway between said devices and the curb or street pavement.
- d) All portions of fences, required or optional, in a dilapidated state shall be repaired or replaced immediately by the HOA (if one exists) or the owner of the property upon which the fence is located.
 - 1) A dilapidated fencing or screening device shall be defined as:
 - i) Being more than 15 degrees out of the vertical alignment;
 - or,
 - ii) Has 10% or more of its pickets or structural (or natural)
- e) At all street intersections, a clear vision must be maintained across the lot for a distance of 25 feet back from the property corner along both streets.
- f) The City Engineer, or his designee, must approve the location of the entrance sign to ensure said device will not obstruct visibility and that there are no traffic safety issues.



3.5251 OTHER REQUIREMENTS

- a) Residential fences shall also meet any other requirements found in *Section 4.5200*, if applicable.
- b) Structures and fences in existence at the time of the adoption of this ordinance shall be exempt from the General Fence Design standards but shall conform to the maintenance requirements set forth in *Section 4.5200*. Any replacement, expansion or structural addition of any kind to these structures or fences shall conform to the provisions of this Section.

