



Richland Hills Development Services

3200 Diana Drive | Richland Hills, TX, 76118

817-616-3800 | richlandhills.com

Residential Fence Permit Application

Checklist:

- Fence Permit Application
- Contractor Registration
 - Copy of Driver License
 - Certificate of insurance
- If owner pulls the permit rather than the contractor
 - Copy of Driver License
 - Homeowners insurance
- Copy of a property survey or site plan
 - Must highlight the fence location in which will be replaced or placed.

Job Address: _____

Total linear feet of fence: _____

Cost of Work: _____

Fence Type: (Check One)

- | | |
|---|---------------|
| <input type="radio"/> Wood Cedar/Treated Pine | Height: _____ |
| <input type="radio"/> Masonry | Height: _____ |
| <input type="radio"/> Wrought Iron | Height: _____ |
| <input type="radio"/> Reinforced Concrete | Height: _____ |

Corrugated Metal and R-Panel Fences are prohibited

Contractor/Owner:

Name: _____

Address: _____

City: _____ State: _____ Zip code: _____

Business phone: (____) ____ - ____ Cell Phone: (____) ____ - ____

Email Address: _____

I hereby certify that the foregoing is complete and correct to the best of my knowledge and that the said work will be done in conformance with the information herein set forth and in compliance with the City of Richland Hills codes and regulating fence requirements.

Owner/Contractor Signature: _____

Print Name: _____ Date: _____

For Office Use Only

Permit Fee:	Receipt number:
Occupancy Classification:	Date:
Zoning District:	Permit Number:
Received By:	

Screening and fencing ordinance.

Sec. 91-100. - Screening and fencing.

- (a) *Purpose.* It is the purpose of this article to provide standards for screening in order to mitigate the effects of potential nuisances such as dirt, litter, noise, heat, and glare of lights, and to protect public and private investment. It is also the intent of this section to provide for the safe construction and maintenance of walls and fences constructed in the city.
- (b) *Applicability.*
 - (1) This article shall be applicable to all new construction or where 50 linear feet or more of an existing screening, fence, or wall requires replacement.
- (c) *Permits.*
 - (1) It shall be unlawful for any person to erect or have erected a fence or wall without first obtaining a permit from the building official if the fence or wall is over 30 inches tall.
 - (2) *Exceptions.* Where repairs and replacements are of the same fence material, fence height, and fence location, the following exceptions are allowed:
 - a. A permit shall not be required to repair or replace less than 50 linear feet of any given fence line segment. Multiple fence line segments may be repaired or replaced without a permit as long as the aggregate distance of fencing repaired or replaced is less than 50 linear feet within any two-year time period.
- (d) *Enforcement.* The zoning administrator shall administer and enforce the provisions of this article relating to screening and fencing.
- (f) *Fences in residential areas.*
 - (1) *Height.* Any fence or wall located to the rear of the minimum required front yard line shall not exceed eight-feet in height.
 - (2) *Location.*
 - a. Except as provided by subsection (f)(2)a.1 below, no fence or wall shall be permitted in front of any single-family or duplex structure.
 - 1. Decorative fences with openings not less than 50 percent of the fence area and not exceeding three feet in height are permitted in front yards. Chain link, woven wire mesh or similar materials are not considered decorative fencing.
 - b. No fence shall be erected in any required side yard that is adjacent to a public street.
 - c. No residential fence shall be closer than 20 feet to a public street except in cases where the side or rear building line of the yards on contiguous corner lots adjoin, the fence may be constructed out to the property line of said side yard.

- (3) *Materials.* Any residential fence shall be constructed of masonry, wrought iron, cedar wood, treated pine or vinyl materials that produce a similar appearance. Fence posts shall be 16- gauge metal and include metal caps and placed in concrete footings.
- (4) *Vehicular access gates.* Gates designed for vehicular access shall be set back from the property line a minimum of 20 feet.
- (5) *Residential chain link, barbed wire, and electrical fences prohibited.*
 - a. Chain link fencing shall be prohibited in residential areas, except that they shall be allowed in locations that are not visible from any public street or any fence necessary for an agricultural use.
 - b. Barbed wire or electrical fencing shall be prohibited, except as used for farm or ranching purposes on undeveloped land over one acre in size.
- (6) *Special fences.*
 - a. Special fencing, such as fencing around tennis courts, is permitted.
 - b. Fences around swimming pools shall comply with the city's building code.
- (7) *Sight visibility.*
 - a. *Setback clearance zone.* Rigid compliance with these screening and fencing requirements shall not be such as to cause visibility obstructions and/or blind corners at intersections. Whenever an intersection of two or more public rights-of-way occurs, a triangular visibility area, as described below, shall be created. Screening or fencing within the triangular visibility area shall be designed to provide unobstructed cross-visibility at a level between 30 inches and eight feet. The triangular areas are:
 1. The areas of property on both sides of the intersection of an alley accessway and public right-of-way shall have a triangular visibility area with two sides of each triangle being a minimum of 15 feet in length from the point of intersection and the third side being a line connecting the ends of the other two sides.
 - b. *Corner properties.* The areas of property located at a corner formed by the intersection of two or more public rights-of-way (or a private driveway onto a public road) shall have a triangular visibility area with two sides of each triangle being a minimum of 25 feet in length along the right-of-way lines (or along the driveway curb line and the road right-of-way line) from the point of the intersection and the third side being a line connecting the ends of the other two sides.
 - c. *Proximity to accessways and driveways.* Screening or fencing shall not be located closer than three feet from the edge of any accessway pavement or driveway.
 - d. *Reduction to remove visibility obstruction.* In the event that other visibility obstructions are apparent in the proposed plan, as determined

by the zoning administrator, the requirements set forth herein may be reduced to the extent to remove the conflict.

- (g) *Waiver.* The city manager is authorized to grant a waiver to these requirements if necessary to result in a higher quality development and/or to carry out the recommendations of the comprehensive plan.

(Ord. No. 1274-14, § 1(Exh. A), 5-6-2014; Ord. No. 1348-18, §§ 1, 2, 5-14-2018; Ord. No. 1375-18, § 1(Exh. A), 12-10-2018)