

RESIDENTIAL FENCE PERMIT - REQUIREMENTS

CITY OF PLANO BUILDING INSPECTION DEPARTMENT

DOCUMENT SUBMITTALS: One (1) copy of a site plan showing the location of the fence on the property must be submitted. For masonry fences or fences utilizing masonry columns drawings showing footing construction must be included. Drawings must be submitted along with a completed application form.

PROFESSIONAL CERTIFICATION: Masonry fences, brick columns, and retaining walls (over 4'-0" in height measured from the grade to the top) shall be dated, designed, signed and sealed by a State of Texas Registered Engineer. The seal and signature must be original on all sets and each document must include correct address. In lieu of the engineering requirement, the applicant may elect to utilize a standard detail that has been approved by the City of Plano's Engineering Department for Masonry Fences and Brick Columns. See Detail attached.

NECESSARY DRAWINGS AND DOCUMENTS: The following is a general outline of drawings and documents necessary for plan review (Building Inspection may request additional information if necessary).

1. Site plan must include location of fences on the property.
2. Fence elevations.
3. Structural plans must include: sections and details of all footings (if applicable).
4. Gate submittal requires stamped survey indicating location of gate. Fence/gate prohibited from encroaching city right of way. **Sliding gates shall be installed inside the fence line and not on the alley side.** All encroachments shall be removed.

NOTE: *****Fences with rolling gates** - Where a fence with a rolling gate is constructed, a trash dumpster service access pad shall be installed. The trash dumpster service access pad shall be a ten foot by four (10x4) foot space, setback four (4) feet from the edge of the alley or shall be two (2) five foot by four (5x4) foot spaces, setback four (4) feet from the edge of the alley. **See Diagram D** ***

5. Encroachment of retaining walls within an electric easement requires an approval on letterhead stationary from TXU Electric Delivery.

FEES: Refer to the fee schedule for applicable fees

NOTE:

1. The maximum height of a fence shall not exceed 8'-0".
2. The maximum height of a fence in the required front yard shall not exceed 40" in height and shall be at least 50% open.
3. Fences enclosing corner lot properties must comply with sight visibility clips.
4. Fences enclosing pool/spa are subject to special requirements.
(Refer to information sheet on swimming pool/spa).
5. A footing inspection (if applicable) and final fence inspection are required. The permit holder is responsible for requesting required inspections.
6. A permit is not required for alterations, or changes if repairs do not exceed 25% of the area of the fence over a 12-month period. Does not include adding linear feet to existing fences.
7. A permit is not required for retaining walls which are not over 4' in height measured from the ground/grade to the top of the wall, unless supporting a surcharge or impounding class 1, 11, 111-A liquids.
8. When installing a new fence parallel to and within three feet of an existing fence on the same lot, the existing fence shall be removed.
9. Fence Ordinance # 97-4-12, "Section 6-186 Maintenance".
10. Products manufactured for other uses as plywood, corrugated steel, barbed wire or fiberglass panels are prohibited as allowed fencing materials
11. Please contact Homeowner's Association for additional requirements from Deed Restrictions and Covenants.

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12. **Golf Net Fences** - All golf nets greater than 10 feet must be engineered for wind load and foundation to insure that they remain upright. All golf nets greater than 8 feet must have Board of Adjustments approval prior to permit issuances.

(See next page for Estate Development Requirements and General Residential Requirements)

Fences

All fences with an **Estate Development district** shall comply with the following standards:

- a. Fences within the front yard setback shall be no more than 48 inches in height. Combinations of berms and fences shall not exceed 48 inches in height.
- b. Fences within the front yard setback shall be horizontal rail or vertical wrought iron with or without masonry columns.
- c. All fencing shall be at least 50% see-through, except that required for enclosing swimming pools.
- d. No farm or rural fencing (such as barbed-wire) shall be used. Smooth, non-climbable 2" x 4" Mesh on metal posts will be acceptable behind the building line.
- e. Solid type or stockade fencing or walls shall not be constructed on property lines.

All fences in the **General Residential district** shall comply with the following standards:

- a. Fences greater than 40 inches in height shall be set back a minimum of ten (10) feet from the front of a structure and shall be no taller than six (6) feet.

(See next page for drawing of fence diagram)

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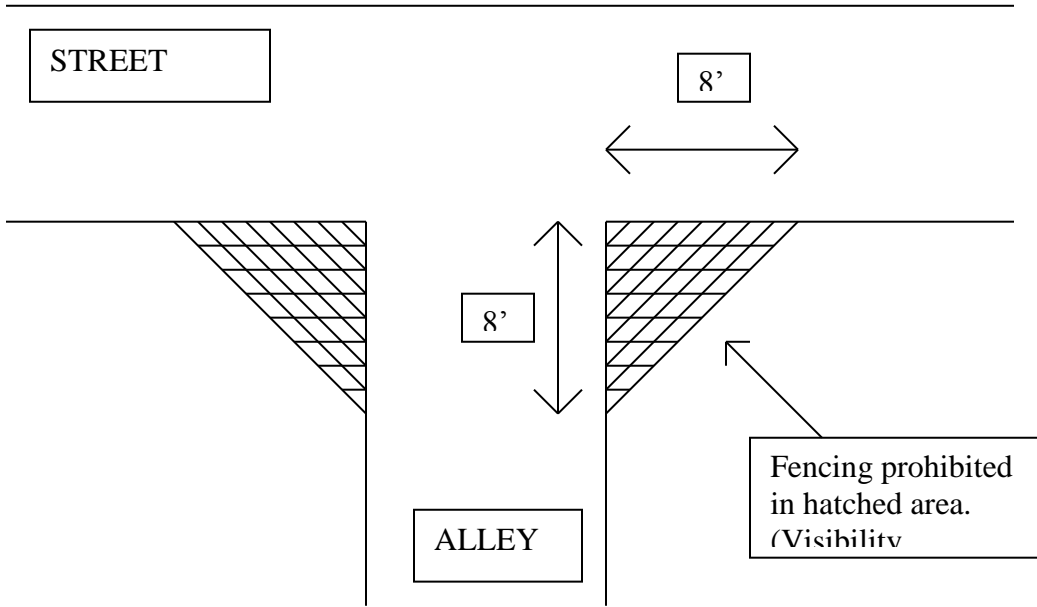


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FM624RY022 REV. 10/06/16

Diagram A

Where an alley intersects with a street;
8-foot visibility clip required. (Visibility Triangle)



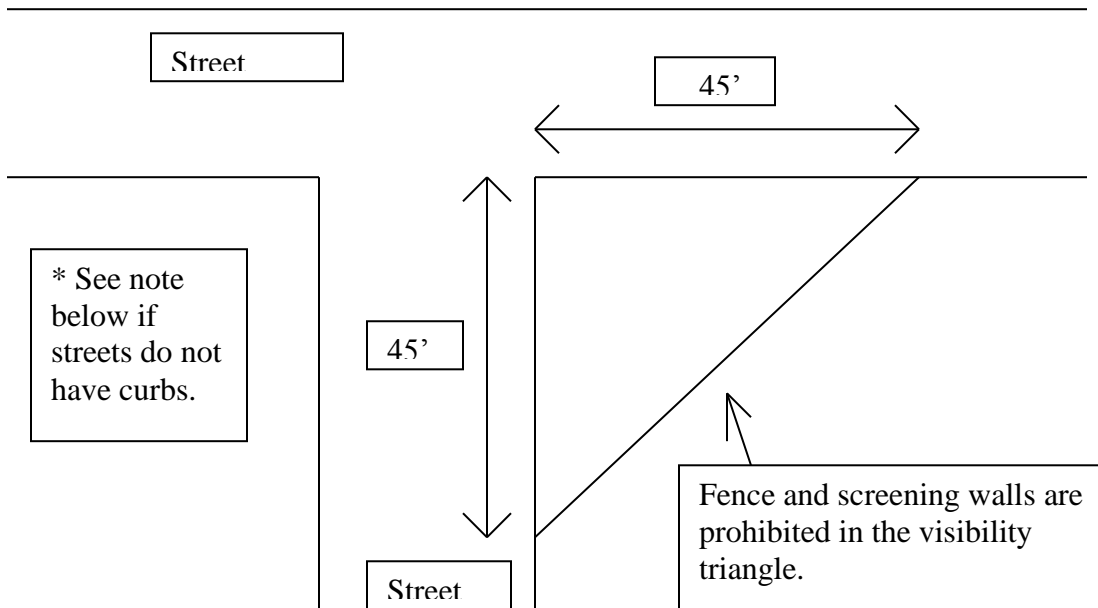
Plano Zoning Ordinance 3-1001-4

Where an alley intersects with a street, no fence or plant taller than 30 inches may be placed within a site visibility triangle defined by measuring eight feet to a point along the property lines and joining said points to form the hypotenuse of the triangle.

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Diagram B

Where a street intersects a street;
45-foot visibility triangle is required.



Plano Zoning Ordinance 3-508

On any corner lot, no fence shall be erected or maintained in such a manner as to obstruct or interfere with a clear line of sight for the drivers of approaching motor vehicles within a triangular area formed by extending the two curb lines a distance of 45 feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle.

***If there are no curbs existing, triangular area shall be formed by extending the property lines a distance of 30 feet from their point of intersection, and connecting these points with an imaginary line, thereby making a triangle.**

Diagram C

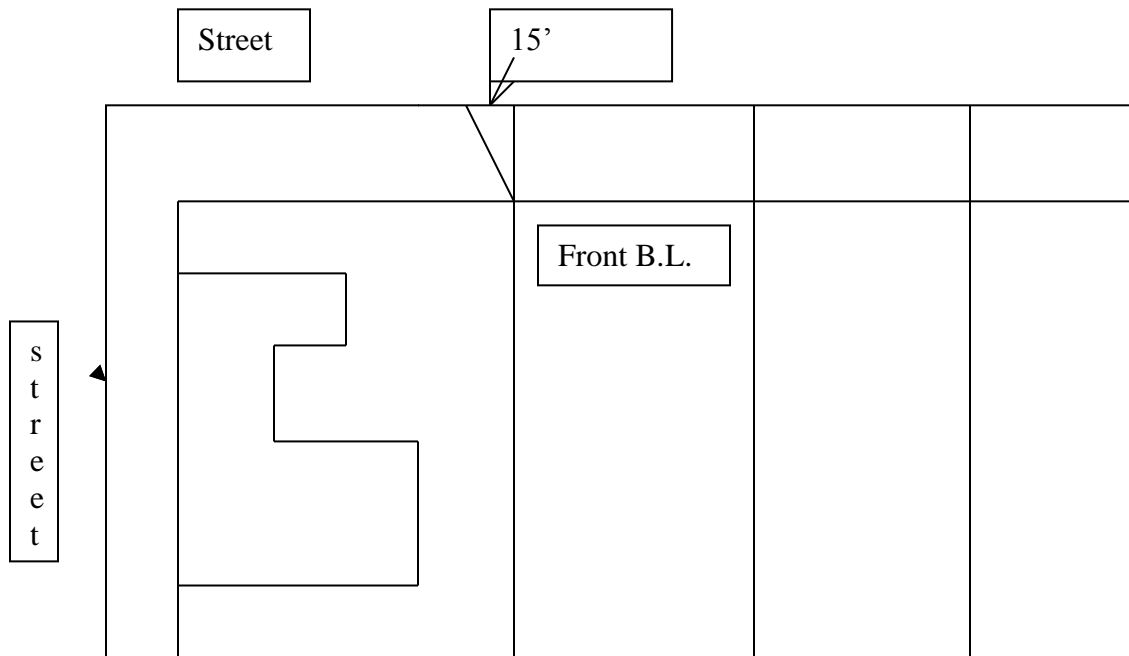
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Where a corner lot has two front yards; 15-foot visibility clip is required



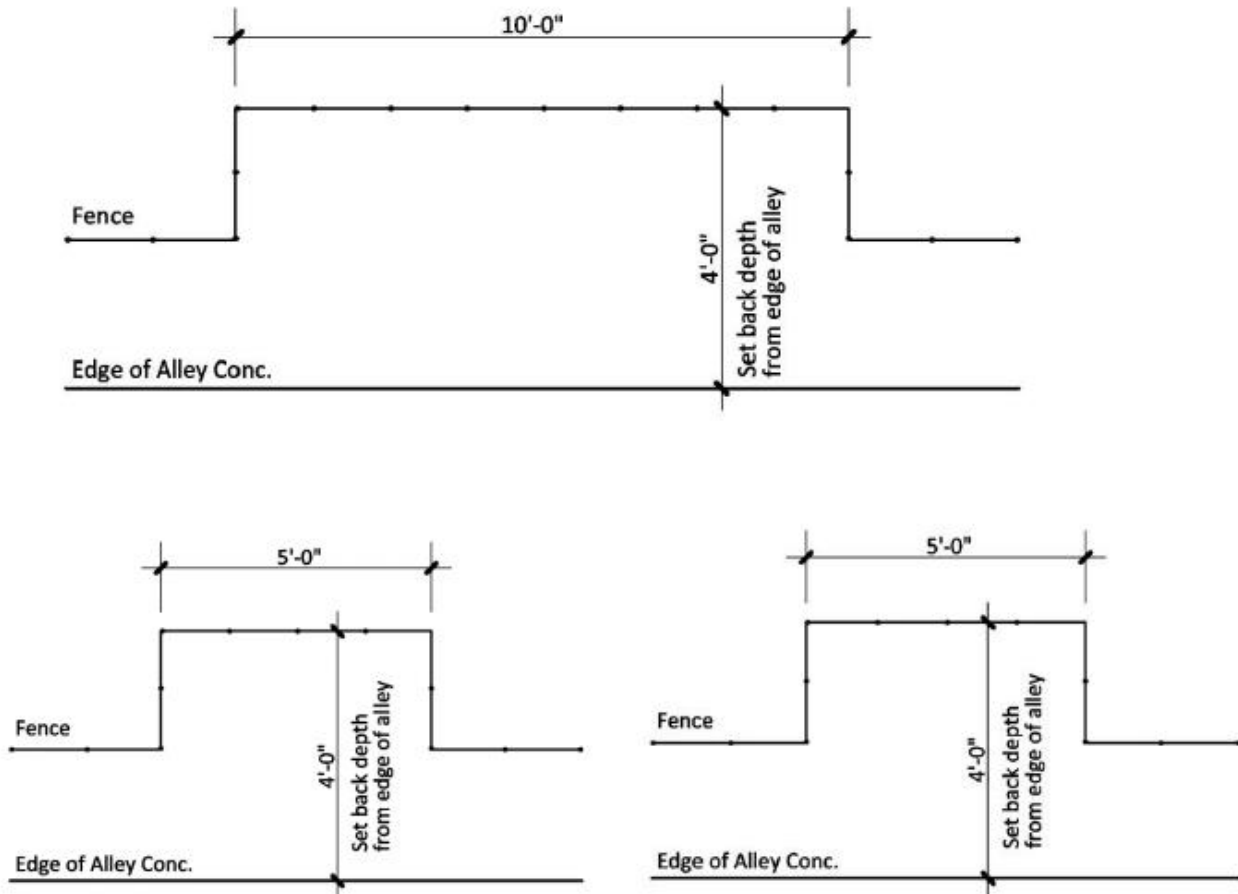
Plano Zoning Ordinance 3-1002-3

In single-family detached, two-family, and single-family attached districts, where a corner lot has two front yards as required by this ordinance, and a house is constructed facing one of the front yards, the second front yard may be fenced in the same manner as any other side yard adjacent to a street. The fence shall have a corner clip on an angle beginning at the intersection of the front yard setback with the lot-line, and ending at a point on the street right-of-way located a minimum of 15 feet from the lot line.

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Section R109 Other Inspections; *add figure R109.1.5.2*

FIGURE R 109.1.5.2 - FENCE LAYOUTS FOR ROLLING GATES



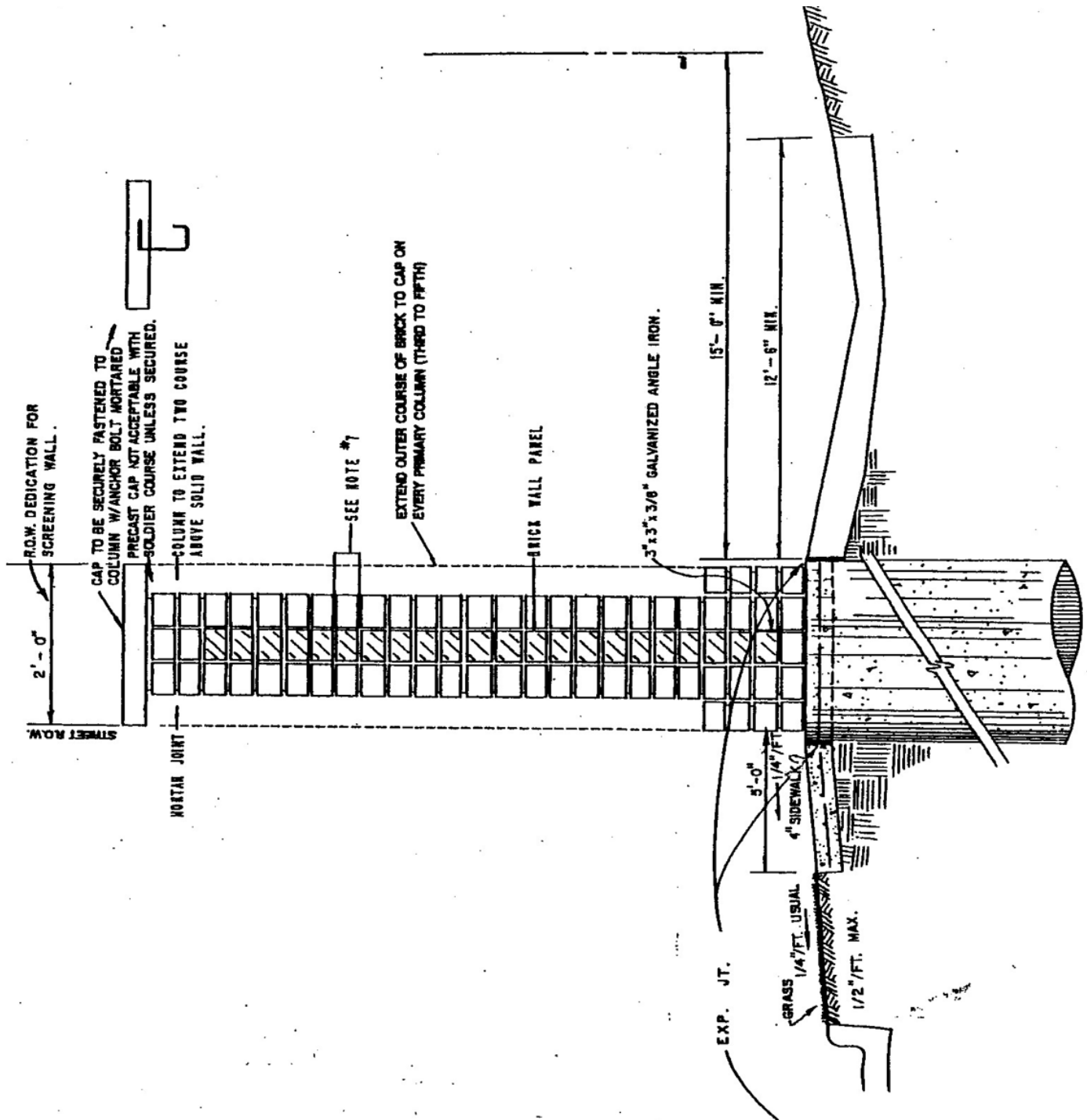
Masonry Fences, Brick Columns and Screening Walls
Standard Detail Approved by City of Plano Engineering Department

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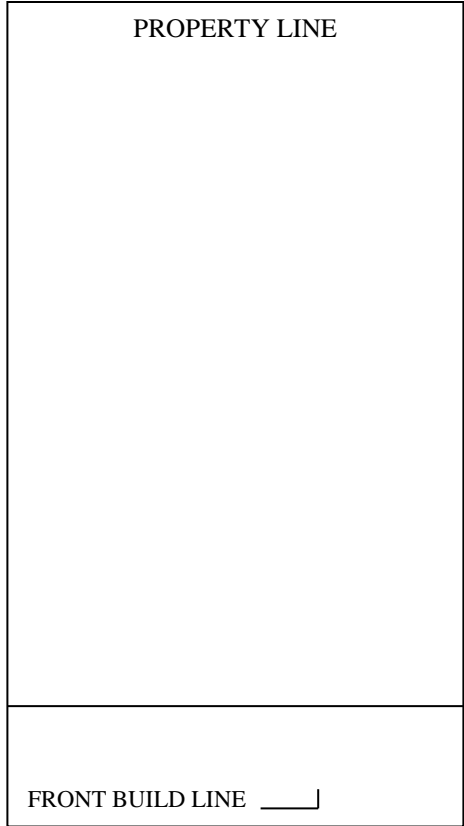
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Street
Alley



Street
Alley
Lot

Fence shall not exceed property lines. Fences located behind the front building line may be a maximum of 8' in height. Fences crossing easements require prior approval. Products manufactured for other uses such as plywood, corrugated steel barbed wire and fiberglass panels are prohibited as fencing materials.

What is the fence height? _____

What is the fence material? _____

*(if masonry see requirements below)

What is the zoning district? _____

Fences in ED or PD 773-ED has separate distinct requirements.

Checklist please circle Y or N

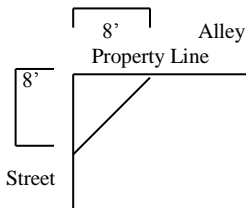
1. Does the fence enclose a pool or spa? Y N
(if yes see pool barrier requirements)
2. Does the fence have brick columns? Y N
*(if yes see requirements below)
3. Will a retaining wall be built? Y N
(if yes, height of retaining wall: _____)
*(retaining wall over 4' see requirements below)
4. Will fence be built beyond the front build line? Y N
(if yes, the maximum height of a fence in the required front yard shall not exceed 40" in height and shall be at least 50% open.)
5. Is this property a corner lot? Y N
(if the answer to the above question is yes, please answer a-c and refer to the corresponding diagrams below as examples)
 - a. Does an alley intersect a street? Y N
(if yes an 8' visibility clip is required)
 - b. Does a street intersect a street? Y N
(if yes a 45' or 30' visibility clip is required)
 - c. Does the side yard of one lot abut the front yard of an adjacent lot? Y N
(if yes a 15' visibility clip is required)
6. Is this permit requested due to a notice by Property Standards? Y N

*Masonry fences, brick columns, and retaining walls (over 4') in height measured from the bottom of the footing to the top shall be dated, designed, signed, and sealed by a State of Texas Registered Engineer.

Address _____

diagram a

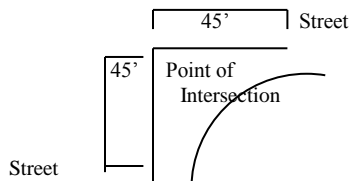
Alley intersecting a street



Plano Zoning Ordinance 3-1001-4
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diagram b

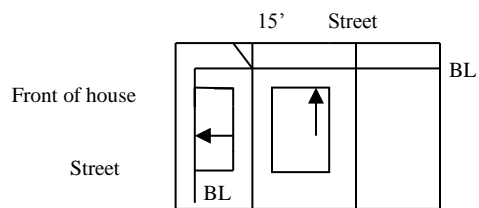
Street intersecting a street



Plano Zoning Ordinance 3-508
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diagram c

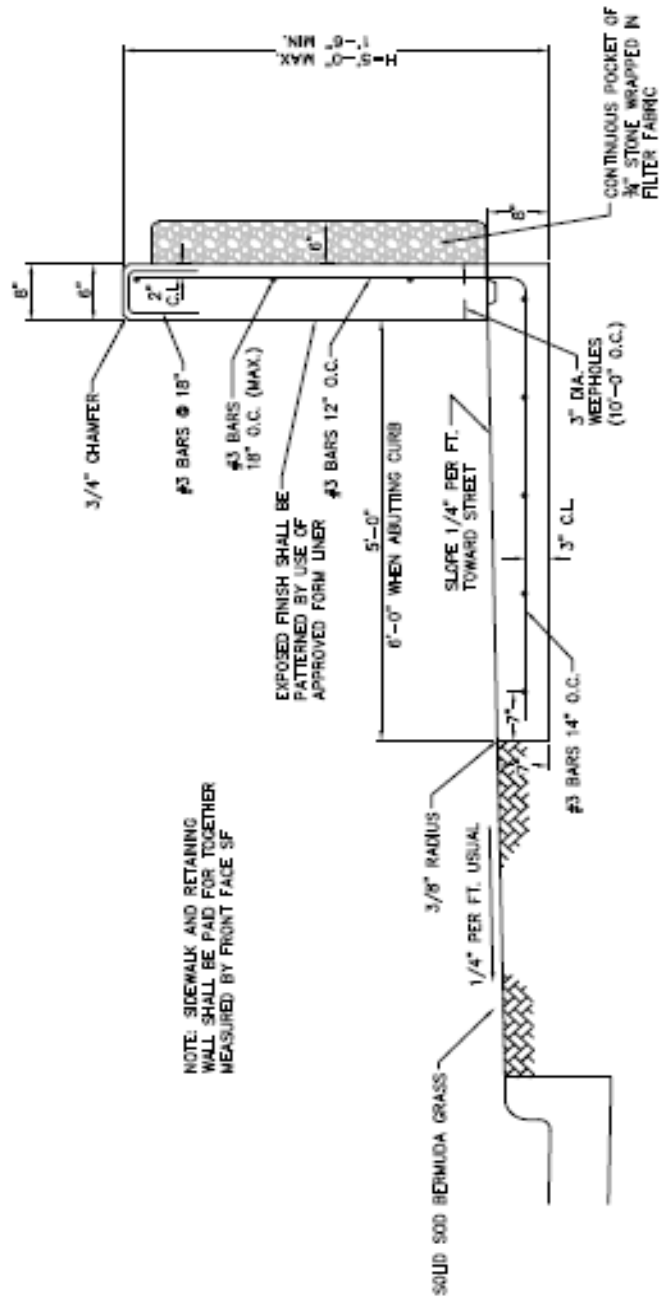
Where a corner lot has two front yards



Plano Zoning Ordinance 3-1002-3
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TYPE 6 RETAINING WALL



TYPE 6 RETAINING WALL

PAVING DETAILS

P27

6/24/15

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