

Fence Ordinance Outline for Customers

Effective 8/20/2013, all fences will be required to be in compliance with Fence Ordinance # 3563.

This information handout is intended to cover most common items from the ordinance. For further details, see complete Fence Ordinance

I. General Requirements:

a. Location:

- i. Fence section parallel with an arterial street shall have their back side (exposed posts & rails) oriented to the interior of the lot.
- ii. No fence shall be constructed into a public R.O.W.
- iii. No fence shall be erected within a drainage easement; and shall not adversely affect drainage or create debris build-up.
- iv. No fence shall be erected in floodway areas.

b. Regulation:

- i. Any area three (3) ft in radius around a fire hydrant & fire hose connection shall be kept free of any fencing impeding access.
- ii. No encroachment within a visibility triangle.

II. Permits:

- a. Required when constructing, replacing.
- b. No permit required for repairs less than 20 ft within a six (6) month period.
- c. \$50 Permit Fee.

III. Permitted (Allowed) Fence Material:

Type of Zoning District	Permitted Fence Materials
Single-Family and Duplex Residential Districts	Wood, vinyl, wrought iron, brick/stone, chain-link (replacement & interior lot lines only)
Multi-Family Residential Districts	Wood (if specifically permitted in PD ordinance), wrought iron, brick/ stone, decorative CMU
Retail Districts	Wrought iron, brick/stone, decorative CMU
Office Districts	Wood, wrought iron, brick/stone, decorative CMU.
Commercial Districts	Wood, wrought iron, brick/stone, decorative CMU, chain-link.
Industrial Districts	Wood, wrought iron, brick/stone, decorative CMU, chain-link. Barbed wire or similar may be installed on top of a chain link fence except where visible from an arterial thoroughfare or highway.
Freeway District	Wood, wrought iron, brick/stone, decorative CMU, chain-link. Barbed wire or similar may be installed on top of a chain link fence except where visible from an arterial thoroughfare or highway.
Transit Center District	See Article XX of the Comprehensive Zoning Ordinance

IV. Prohibited Fences:

- a. Electrically Charged, Rope, String, Live Bamboo, Netting, Paper, Wire products (see Fence Ordinance for examples), Cut or Broken Glass, Corrugated metal panels, Galvanized sheet metal, Plywood or Fiberglass panels, Other materials not manufactured specifically as fence materials, Damaged, deteriorated or unsafe materials, Slats threaded through a chain-link fence, Used or recycled materials (unless it meets the building code), Metal panels, Temporary fences (see ordinance for details).



CARROLLTON BUILDING INSPECTION
TEXAS DEVELOPMENT SERVICES

1945 East Jackson Road, Carrollton, TX 75006 | 972.466.3225 | Fax: 972.466.3220
 P.O. Box 110535, Carrollton, TX 75011-0535 | cityofcarrollton.com

V. **Single Family & Duplex Regulations:**

- a. Maximum eight (8) ft height limitations for both rear & side yards.
- b. Decorative embellishments shall not exceed height of fence by more than two (2) feet.
- c. Front Yard shall be no greater than 36" & not have an opacity level exceeding 50%.
- d. Visibility triangle restrictions shall not be violated, when applicable.
- e. Not allow support posts & gates to extend more than four (4) inches above top of fence.
- f. For Key Lots (lot with two frontages) see Fig.2 in Fence Ordinance #3563; and Comprehensive Zoning Ordinance, Article XXVIII, Section A.1.d (Ord. #2938) for additional information.
- g. Where a fence intersects with a screening wall and the height of fence exceeds height of screening wall, the fence shall transition to the height of screening wall over a minimum distance of 20 ft. (Where unusual terrain &/or lot orientation do not allow for an orderly transition then the transition to the screening wall may be less than 20')

VI. **Multifamily & Non-Residential Regulations:**

- a. Height: Not to exceed eight (8) ft & meet the requirements of the CZO.

VII. **Construction:**

- a. Structurally supported fence material.
- b. Gates or other openings at least three (3) ft in width.
- c. Building code compliance.
- d. Fence shall not interfere with or alter any drainage swale between lots.
- e. Minimum size of chain-link fencing: 11-gauge or greater.
- f. Ensure uniform construction throughout.
- g. Swimming pool, hot-tub or spa enclosures shall comply with building code and all city standards.

VIII. **Wooden Fence Standards:**

- a. Posts:
 - i. If fence over four (4) ft, posts shall be galvanized steel, min 2-3/8" diameter, min 15 gauge thick; OR
 - ii. Cedar with minimum dimension of 4"x4" in concrete footing.
 - iii. Wood posts allowed w/ decorative type fences (picket fences, split rail fences, ranch style or agricultural fences).
- b. Concrete footings:
 - i. Size: minimum eight (8) inches in diameter.
 - ii. Separation/Spacing:
 1. Less than seven (7) ft fence height: posts spaced at minimum eight (8) ft on center, no less than 24" deep.
 2. Seven (7) ft height or greater: posts spaced at maximum six (6) ft on center, no less than 36" deep.
- c. Retaining Walls:
 - i. Fence posts attached to or supported by other structures shall be provided with foundation & anchorage to prevent movement of the structure.
- d. Construction/Fastening:
 - i. All materials shall be securely fastened (see ordinance for types) to ensure an attractive appearance and safe condition free from decay.
- e. Decay Prevention:
 - i. No contact with the ground:
 1. Concrete strip poured between fence supports; OR
 2. Raising fence panels or pickets to provide minimum two (2) inches between bottom of pickets & ground.
 - ii. Kick board may be used to cover gap between bottom of pickets and ground.
 - iii. All wood material shall be stained, pressure treated or adequately sealed to prevent decay. (Exception: Cedar or redwood or other naturally decay-resistant woods may be used without staining or other treatment)