

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.

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. **Sliding gates shall be installed inside the fence line and not on the alley side.** Fence/gates are prohibited from encroaching city right of way.

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 stationery 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. ([refer to attached diagrams](#))
4. Fences enclosing pool/spa are subject to special requirements.
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 repairs to existing fences not exceeding 25% of the area of the fence in a 12-month period.
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.
12. **Golf Net Fences** - All golf nets greater than 10 feet must be engineered for wind load and foundation. All golf nets greater than 8 feet must have Board of Adjustments approval prior to permit issuances.
13. See the Zoning Ordinance for Fences Located in Estate Development and General Residential Districts.

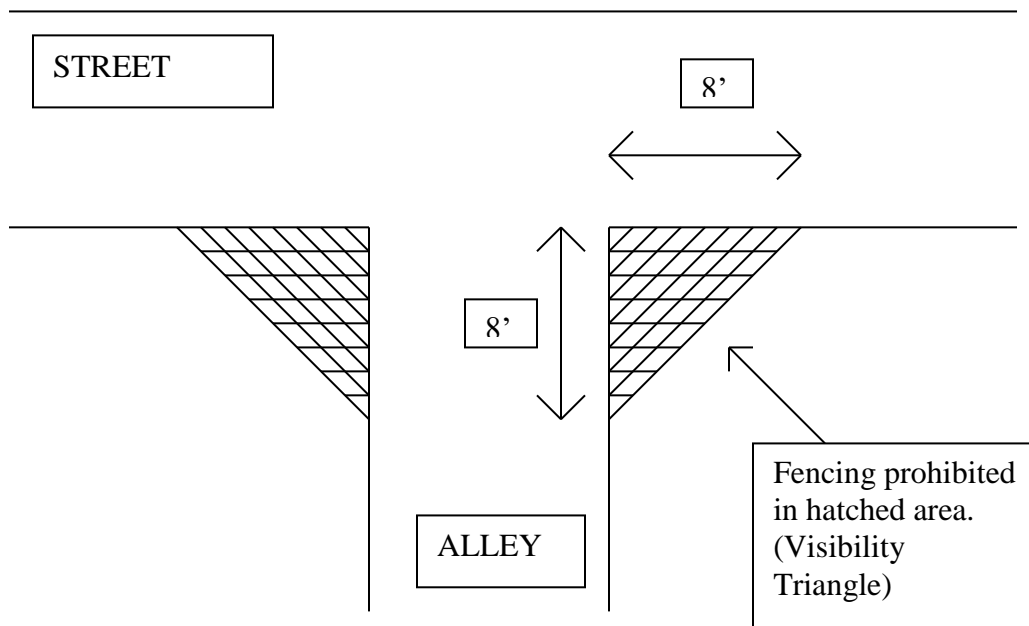
[Estate Development District \(ED\)](#)

[General Residential District \(GR\)](#)

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Diagram A

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

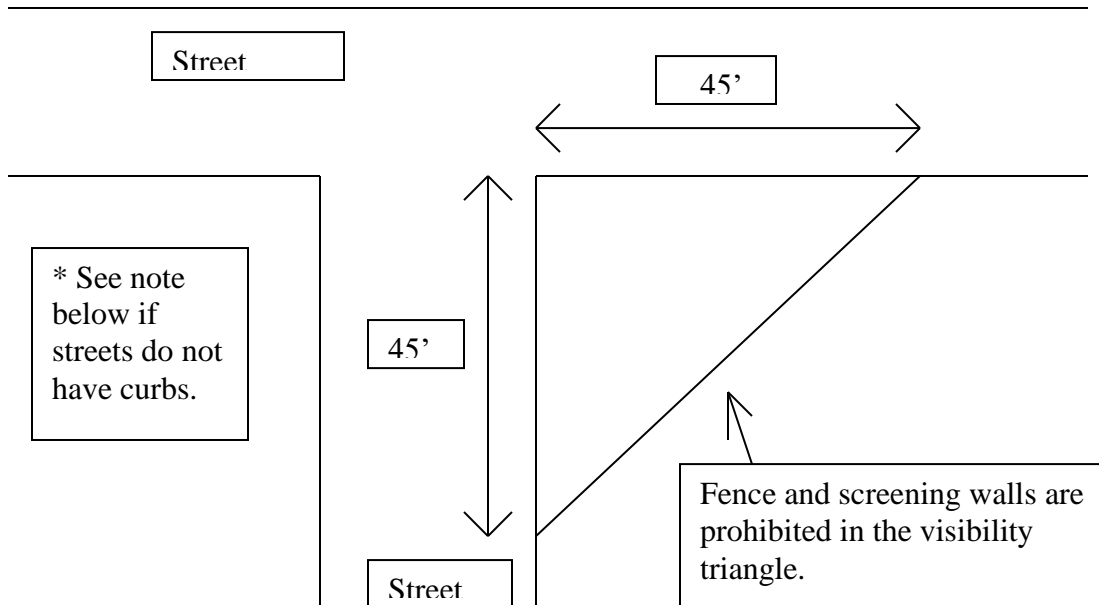


Plano Zoning Ordinance 3-1001-4

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.

Diagram B

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

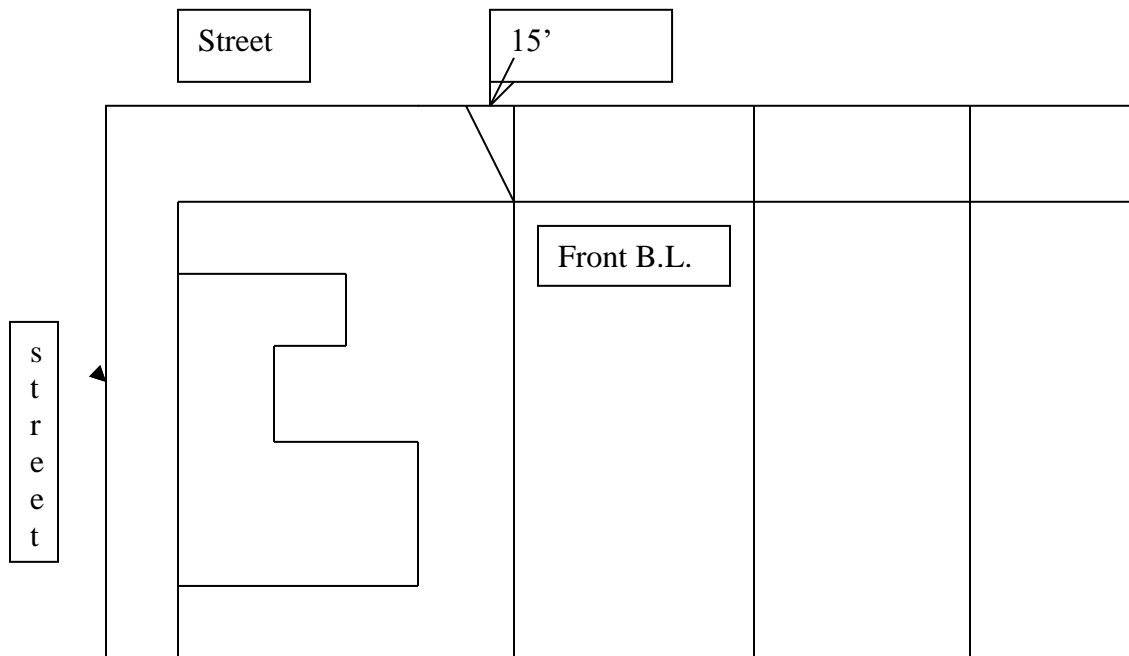


Plano Zoning Ordinance Article 13; Section 13-500.K

Except in the BG, CB-1, and UMU districts, on any corner lot, **no fence, wall, screen,** billboard, sign, structure, or foliage of hedges, trees, bushes, or shrubs shall be erected, planted, 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 2 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, the 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. (ZC2019-003; Ord. No. 2019-5-8)

Diagram C

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



Plano Zoning Ordinance Article 20; Section 20.200.3

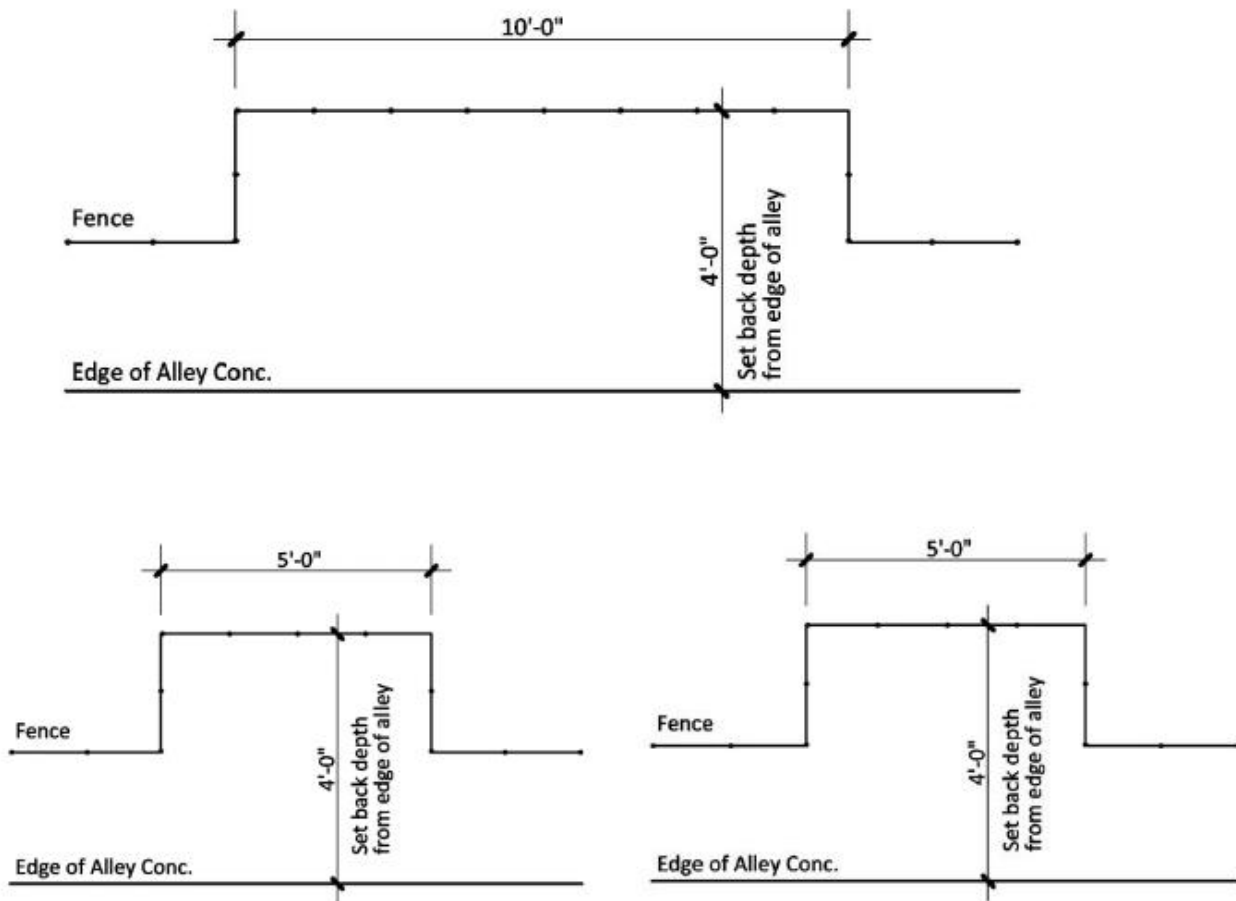
In Single-Family Detached, 2F, and SF-A districts, where a corner lot has 2 front yards as required by this ordinance, and a house is constructed facing one of the front yards, the second front yard may be fenced in the same manner as any other side yard adjacent to a street. The fence shall have a corner 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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Diagram D

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

FIGURE R 109.1.5.2 - FENCE LAYOUTS FOR ROLLING GATES

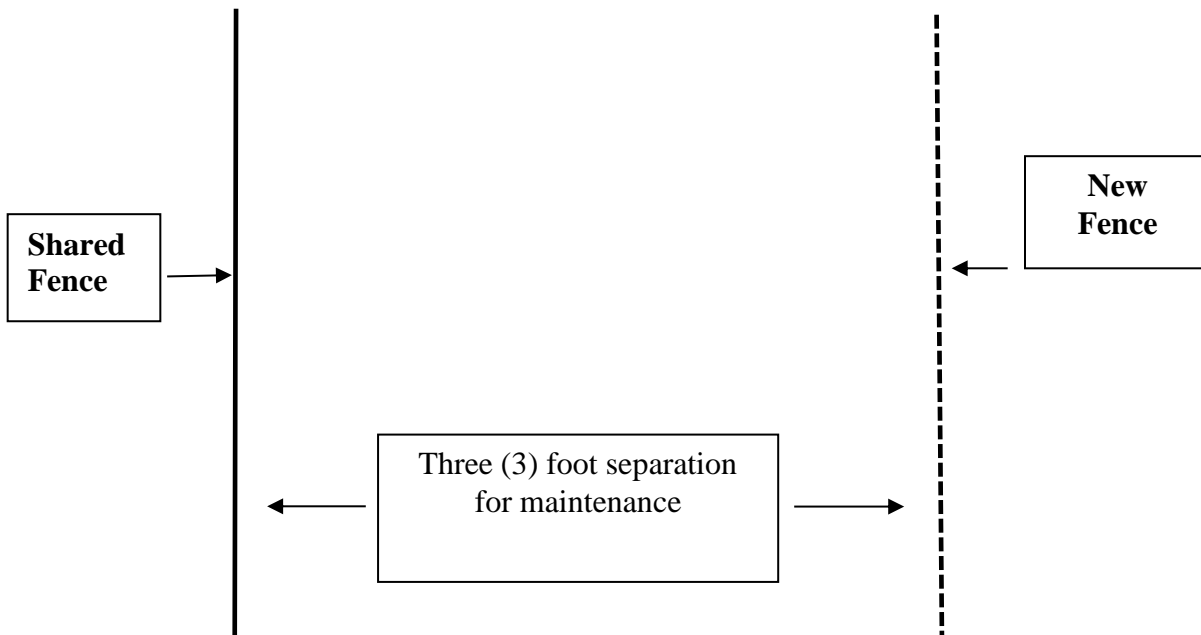


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Diagram E

Where a shared fence will not be removed and a new fence will be placed adjacent to the shared fence.

A three (3) foot separation is required between two fences parallel to one another. The three (3) foot separation allows the area to be maintained.



ARTICLE VII. – FENCES

DIVISION 1. – GENERALLY

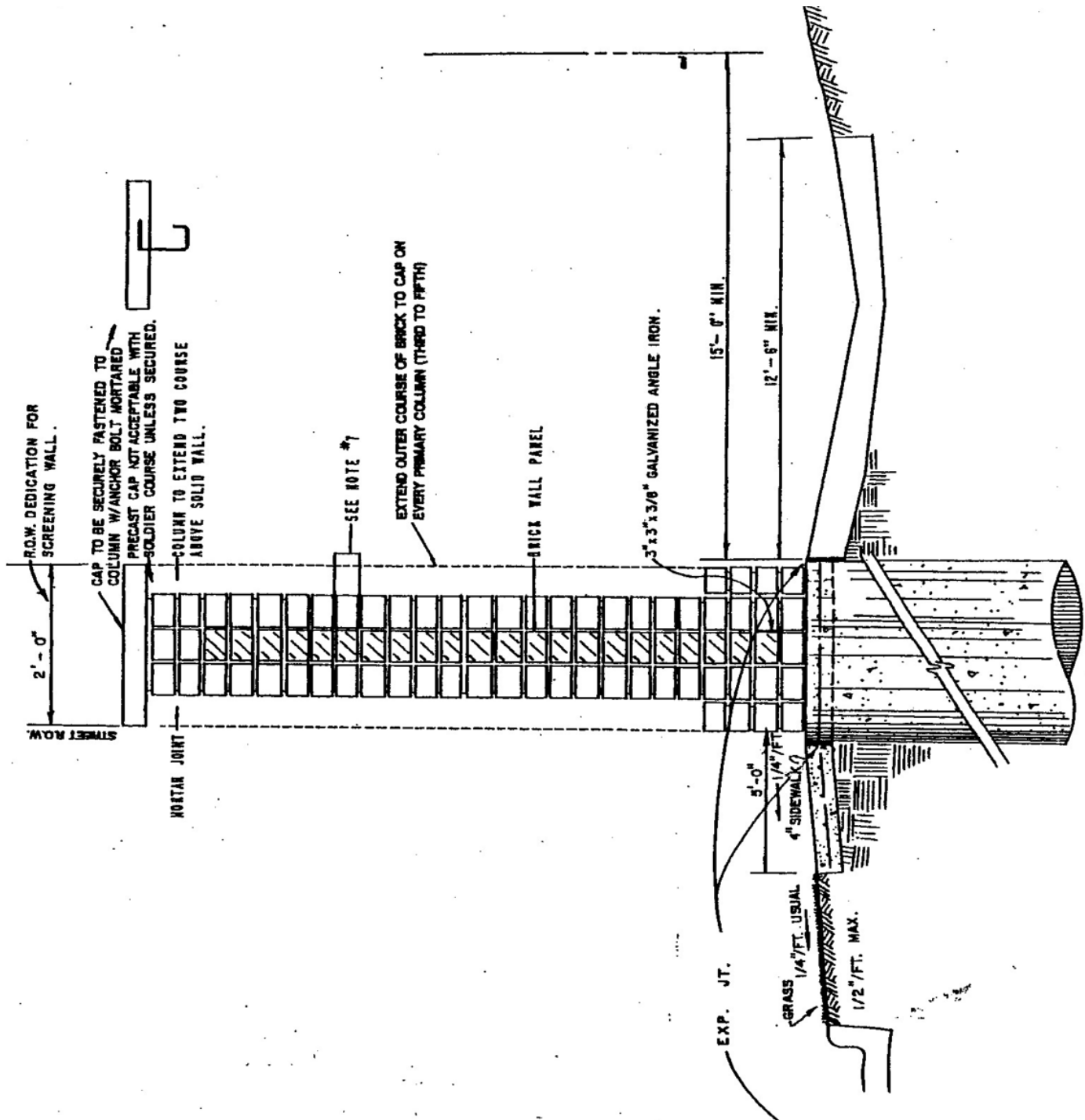
Sec. 6-179. - Permit to construct or alter.

(b) When constructing new fences parallel to and within three (3) feet of existing fences on the same lot, existing fences shall be removed. The term "parallel" is defined as corresponding fences that run in the same direction as existing fences, but do not have to maintain a precise, constant distance from one another.

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

This document may be used in lieu of Engineering Requirements



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FENCE PERMIT CHECKLIST

All information must be completed in its entirety.

Street ☐
Alley ☐

PROPERTY LINE

Check the appropriate box
Identifying lot orientation

Street ☐
Alley ☐
Lot ☐

Street ☐
Alley ☐
Lot ☐

Street ☐
Alley ☐

Fence height: _____

Fence material: _____
*(if masonry see requirements listed on page 1)

Zoning district: _____

Circle One:

Does the fence enclose a pool or spa? Y N
(refer to pool barrier requirements)

Does the fence have brick columns? Y N

Retaining wall? Y N
Height of retaining wall: _____

Will fence be built beyond the front build line? Y N

Is this property a corner lot? Y N

a. Does an alley intersect a street? Y N
See Diagram A

b. Does a street intersect a street? Y N
See Diagram B

c. Is this a corner lot? Y N
See Diagram C

Is this a shared fence? Y N
If YES, is the applicant removing the shared fence when installing the new fence? Y N

Is this permit requested due to a notice by Property Standards? Y N

Address _____

*Setback requirements for fences intersecting the following:

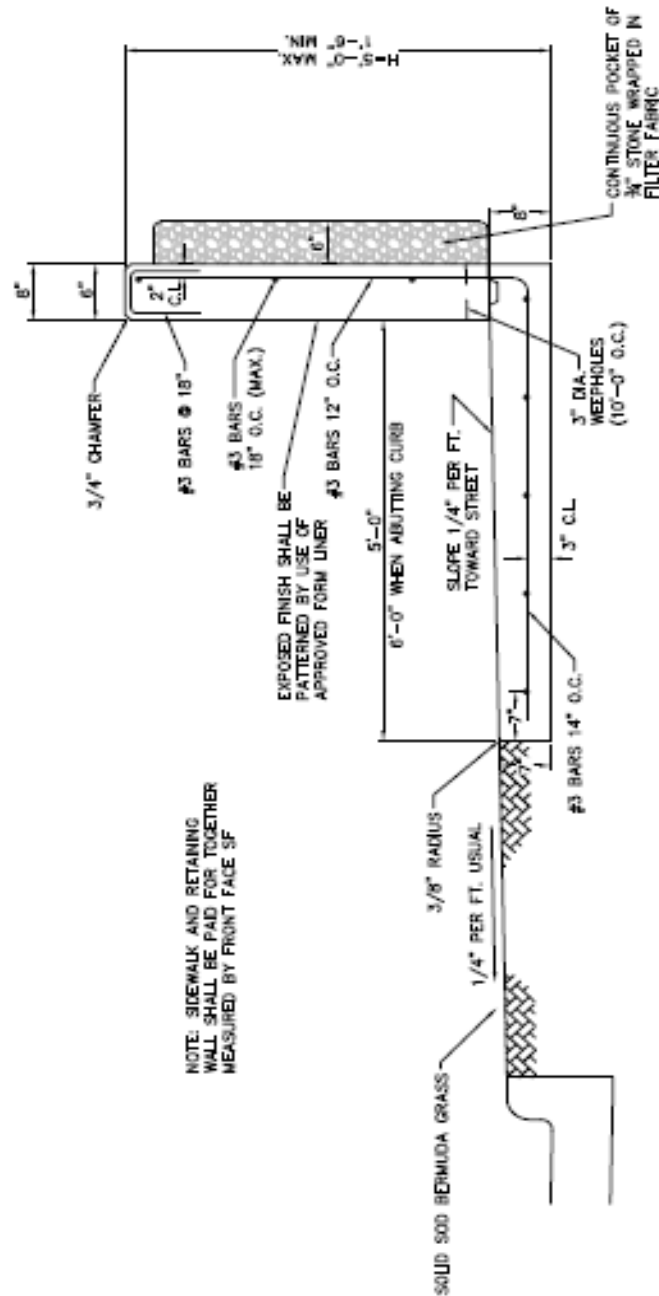
Alley and a street – see [Diagram A](#)

Street and another street – see [Diagram B](#)

Corner lot with two front yards – see [Diagram C](#)

When a shared fence will not be removed – [see Diagram E](#)

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NOTE: SIDEWALK AND RETAINING WALL SHALL BE PAID FOR TOGETHER MEASURED BY FRONT FACE SF

TYPE 6 RETAINING WALL