

Residential Fence

General Information

Any new fence or replacement fence requires a permit. If a contractor is used, that contractor must be registered in the City of Irving.

Plans Submittal Requirements

The following is a general outline of drawings and documents necessary for plan review (Building Inspections may request additional information if necessary).

1. Application
2. Site plan must include location of fencing on the property, intersections of streets, roads, highways, alleys driveways and corner "visibility range," when required, shall be shown.
3. Fence elevations identifying height of fence and type of materials to be used.
4. Structural plans must include sections and details of all footings (if applicable).
5. Show locations of all gates. At driveways, show distance to the property line, and the swing direction (if swinging 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.

Fees

A permit fee is required as per fee schedule ordinance.

Inspections

An inspection will be required upon completion of work. Once the work is complete, the contractor or homeowner shall request a final inspection.

Excerpts from ord. 2018-10044, 4-5-18:

Fence locations.

Fences may be located anywhere on a property except as modified by this section, other provisions of this chapter or other city ordinances.

- (a) No person shall construct a fence, guy wire, brace or any fence post upon or protruding over public property.
- (b) A fence shall not interfere with utility lines or normal drainage.
- (c) Permission from the city engineer is required to build a masonry fence or any fence supported by piers within a utility easement.
- (d) Permission to build a fence upon a utility easement does not remove the obligation of the owner to remove the fence at the owner's expense upon demand of the utility company.
- (e) It is unlawful to erect, maintain, suffer, or permit any fence in such a manner as to create a traffic hazard. The city's director of traffic and transportation may approve a fence location within a platted sight easement if the placement of the fence will not create a traffic hazard.
- (f) A fence shall not be placed within a required landscaped interior parkway.
- (g) Fence location or placement on a property does not remove, change, or impact the obligation of the owner to maintain the entirety of the property in compliance with other city ordinances.

Fence height—Front yards.

- (a) It is unlawful for any person to construct, erect, maintain, suffer or permit a fence in any front yard which:
 - (1) exceeds a height of forty-eight (48) inches, or
 - (2) allows less than fifty (50) percent through-visibility
- (b) It is an exception to this section that the fence is located in a zoning district that designates outside storage as an allowed principal or accessory use, and
 - (1) The fence does not exceed ten (10) feet in height; and
 - (2) The fence is not located within:
 - i. Ten (10) feet of any street right-of-way line; or
 - ii. A required landscaped interior parkway

Fence height—Rear and side yards.

- (a) It is unlawful for any person to construct, erect, maintain, suffer, or permit a fence in any rear or side yard which exceeds:
 - (1) Eight (8) feet in residential zoning district or
 - (2) Ten (10) feet in a non-residential zoning district.

Fence height—Reverse frontage lots.

- (a) It is unlawful for any person to construct, maintain, suffer or permit a fence within a side yard area that is adjacent to:
 - (1) A street right-of-way line and

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- (2) The front yard of an adjacent property at a distance closer than fifteen (15) feet from the side property line.
 - (b) It is an exception to this section that the fence is located in a non-residential zoning district, and the fence is not located within:
 - (1) Ten (10) feet of the side property line that is adjacent to a street; or
 - (2) A required landscaped interior parkway

Fence construction and materials.

Fences shall be constructed only of approved materials and construction methods and in accordance with Appendix B - Fence Design Guidelines.

- (a) Design and construction.
 - (1) A gate or other opening in the fence of at least three (3) feet in width is required.
 - (2) Any masonry fence exceeding four (4) feet in height shall be installed in compliance with a design submitted by a registered engineer or registered architect.
 - (3) A person constructing a masonry fence (including concrete block) shall make the exterior surfaces free from sharp projections.
 - (4) Fences shall not exceed twenty-four (24) inches in thickness. Cavities or spaces within a wall or fence shall not be used for the support, storage, shelter, or enclosure of animals or personal property.
 - (5) A column, pillar, post, or other supporting element of a fence shall not exceed twenty-four (24) inches in width.
 - (6) A person constructing or maintaining a fence or wall enclosure around a swimming pool, hot-tub, or spa shall comply with the minimum requirements of the building code and Chapter 36 "Public Swimming Pools and Spas" of Irving's Code of Civil and Criminal Ordinances.
 - (7) Metal posts shall be used when constructing new or replacement wood fences. Wood posts may be used for replacement fences when reinforced with intermediate metal fence posts.
 - (8) The director may require the applicant to provide the manufacturer's standards to establish the intended use of a proposed fencing material.
- (b) Acceptable fence materials.
 - (1) Fences shall be of rigid construction of approved fence materials and shall be able to support fencing materials.
 - (2) Material used for metal fences shall be anodized, painted, or powder-coated at the factory.
 - (3) Fences constructed with boards shall be of species such as cedar, redwood, or other durable decay-resistant composition or be sealed with an approved preservative treatment.
 - (4) Any stain, pigment, paint, or other surface treatment to a wooden fence shall be materials and finishes specifically manufactured for the purpose of preserving a specific wooden material.
- (c) Prohibited fence materials.
 - (1) Rope; string; wire products including but not limited to chicken wire, hog wire, wire fabric, and similar welded or woven wire fabrics; barbs; broken glass; chain; netting; unapproved corrugated metal panels; galvanized sheet metal; plywood;

fiberglass panels; or other materials that are not manufactured specifically as fencing materials.

- (2) Damaged or unsafe materials; or used materials unless approved by the director.
- (3) Materials that cause a fence to be electrically charged in any manner.
- (4) Slats of any material woven through a chain link fence, including but not limited to metal, fiberglass, or bamboo.
- (5) Metal panels on a residentially-zoned property unless in compliance with Appendix B - Fence Design Guidelines of this chapter.
- (6) A fence that has in it or on it barbs, broken glass, or anything reasonably capable of causing harm to persons or animals.
Exception: Wire installed in accordance with section 15-7.
- (7) Mesh screening material attached to a fence on property used for residential purposes.

The following illustrations are intended to provide clarity to the text of the ordinance. If there is a conflict between these illustrations and the requirements included in chapter 15, these illustrations take precedence.

FENCES

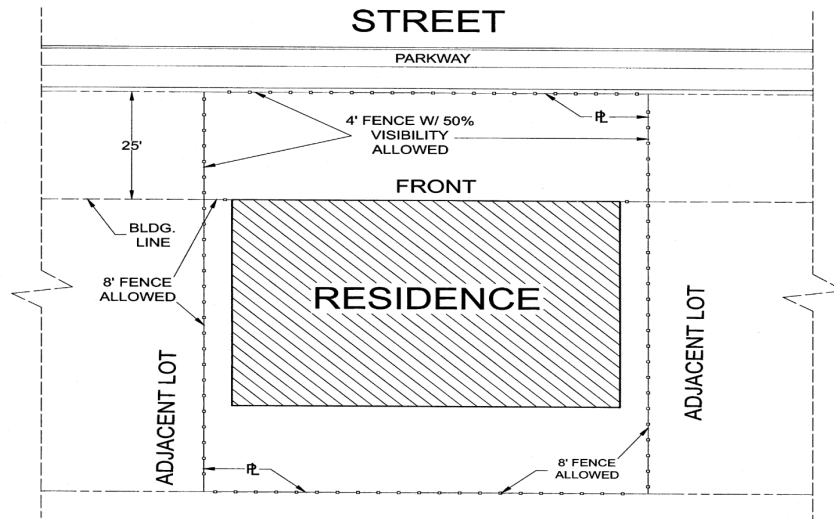


ILLUSTRATION 1.
INTERIOR LOT

FENCES

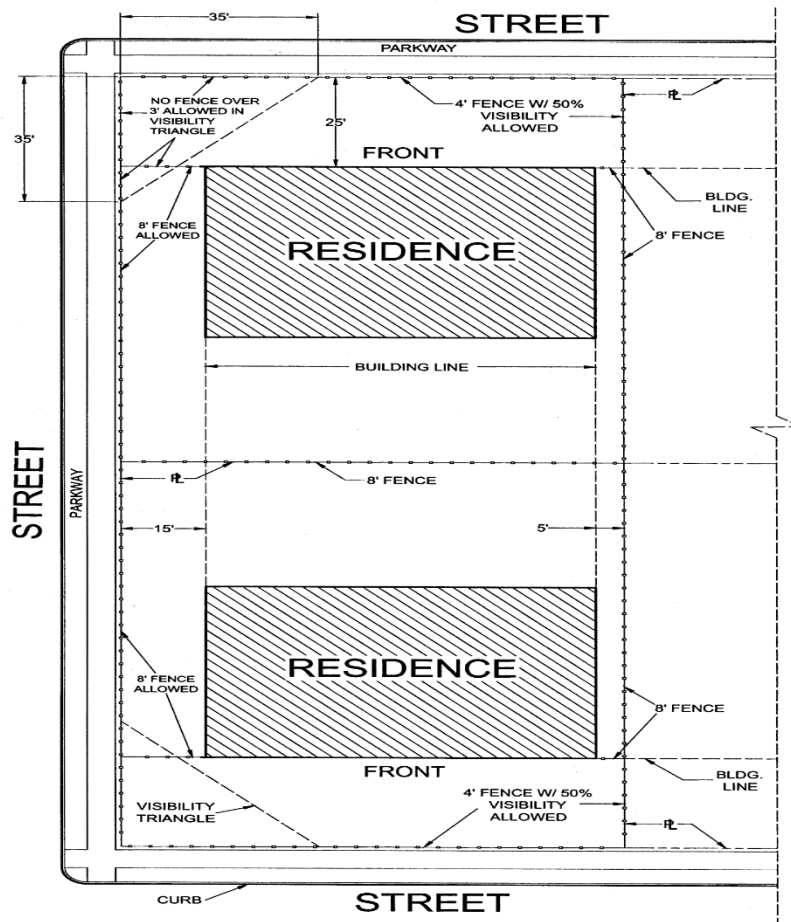


ILLUSTRATION 2.
CORNER LOT

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FENCES

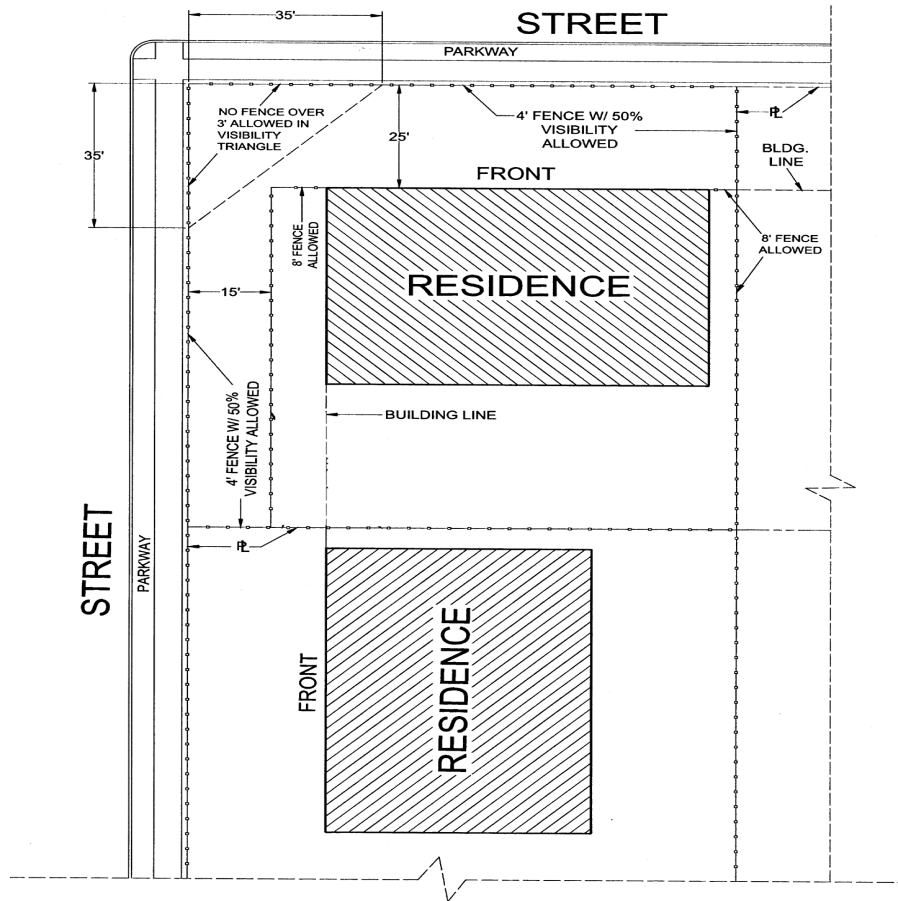
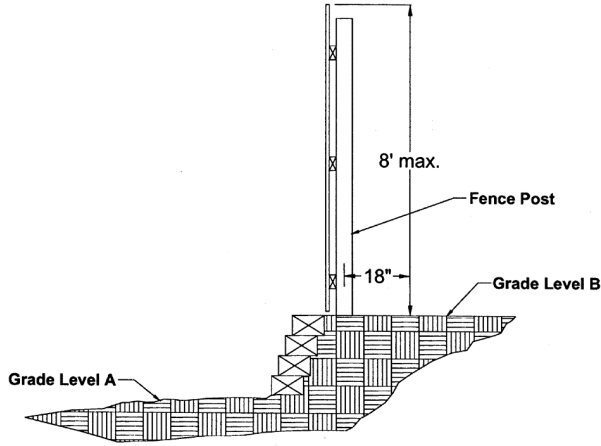
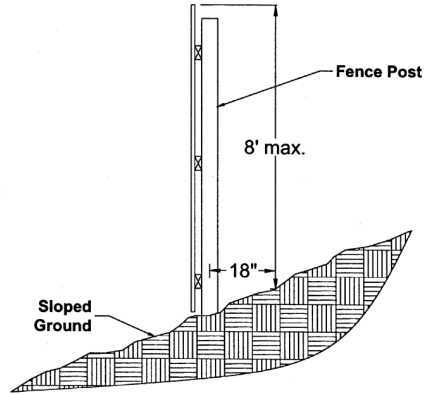


ILLUSTRATION 3.
REVERSE FRONTAGE LOT

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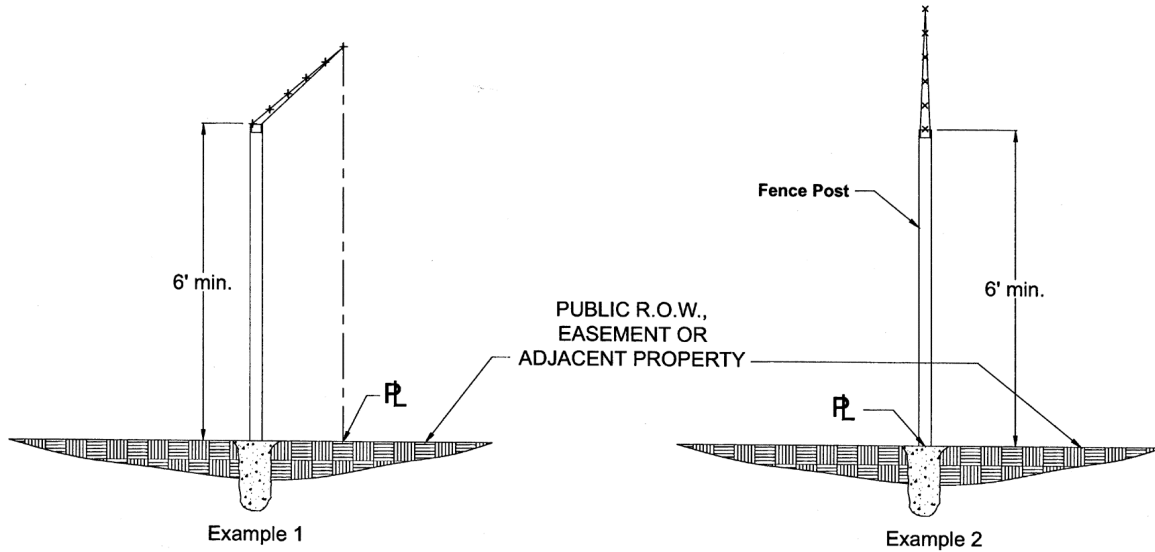


Example 1



Example 2

Illustration 4: Fence Height Restrictions



Example 1

Example 2

Illustration 5: Non-residential Fences Supporting Barbed, Razor, or Concertina Wire

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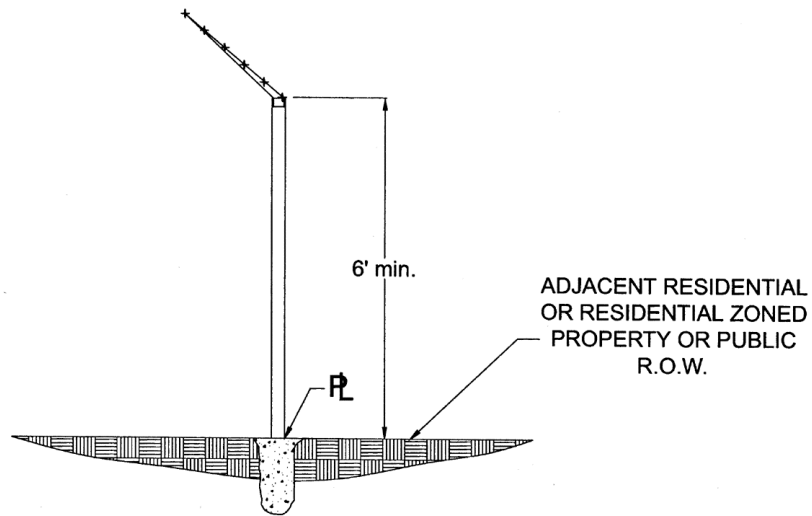


Illustration 6: Fences Adjacent to Residential Supporting Barbed, Razor, or Concertina Wire
Appendix B - Fence Design Guidelines

The following illustrations are intended to provide clarity to the text of the ordinance. If there is a conflict between these illustrations and the requirements included in chapter 15, these illustrations take precedence.

Metal Fence Types Allowed in Single-Family Residential Zoning Districts



Picture used with the permission of Steel Partners Las Vegas, Nevada



Picture used with the permission of Berridge Manufacturing San Antonio, Texas