



RESIDENTIAL FENCE PERMITS

When is a permit needed? A permit is required for a new fence, replacing the posts, changing the height, or moving a fence from its current location.

What is needed to obtain a permit? Fill out a [residential permit application](#) and submit a site plan showing location of fence on property. A permit fee is due upon permit issuance.

What are the requirements for a Residential Fences?

- 24.11.1. Solid fences shall not be allowed in the required front yard in any district.
- 24.11.2. No fence shall exceed three feet (3') height in the required front yard in any district.
- 24.11.3. No fence shall be allowed in the required right of way.
- 24.11.4. Fences shall meet the requirements of section 24.12.
- 24.11.5. No fence in a residential district shall exceed eight feet (8') in height.
- 24.11.6. Fences shall be constructed of customary urban fencing materials and shall be aesthetically consistent with buildings and fences in the area.
- 24.11.7. In residential areas, barbed wire, razor wire, electrified fencing or other hazardous material shall not be allowed in the construction of a boundary fence.
- 24.11.8. In recognition of the historical rural nature of Van Alstyne, within the OTRD as defined in 15C.4, the City Council may, at their discretion, give permission for non-conforming fencing.
- 24.11.9. Every fenced enclosure constructed under the provisions of this ordinance shall have at least one gate in its perimeter.
- 24.11.10 All fences constructed under the provisions of this ordinance shall be maintained so as to comply with the requirements of this ordinance at all times. The chief building official may order the repair or removal of a fence if it is determined that said fence is a danger to the safety of the citizens of Van Alstyne. Fences shall be repaired in compliance with the provisions of this ordinance.
- 24.11.11 When a non-residentially zoned lot or tract abuts upon a zoning district boundary line dividing that lot or tract from a residentially zoned lot or tract, an opaque wood fence or masonry fence having a minimum height of six (6) feet above the average grade of the residential property shall be constructed on non-residential property adjacent to the common side or rear property line. The exception may be granted for property within the CBD – Central Business District, at the discretion of the discretion of the City Council of Van Alstyne.

Retaining Walls - An Engineered stamped design is required for retaining walls over 4 feet in height.

Submittal documents: Fill out a Residential permit application and submit (2) site plans which include the following: (You may use a copy of a survey of your lot and draw the above requirements.)

- _____ Location of main building on lot and all other structures on property.
- _____ Location of proposed fence or retaining wall on property.
- _____ Height of fence or retaining wall.
- _____ Construction material used.
- _____ All streets and alleys.