

Memorandum



CITY OF DALLAS

DATE August 7, 2015

TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough

SUBJECT **Proposed Amendments to Outside Storage Use Provisions**

On August 10, 2015, you will be briefed on proposed code amendments to the provisions regulating outside storage and provided additional information requested at the May 26, 2015 briefing to the committee related to fences in residential districts. The proposed amendments focus on the need for screening of outside storage in a more consistent manner, particularly along major thoroughfares. The proposed amendments to the outside storage screening requirements have been recommended for approval by the City Plan Commission.

A handwritten signature in black ink, appearing to read 'Ry - S. Evans', followed by a horizontal line.

Ryan S. Evans
First Assistant City Manager

c: Honorable Mayor and Members of the City Council
A.C. Gonzalez, City Manager
Warren M.S. Ernst, City Attorney
Craig D. Kinton, City Auditor
Rosa A. Rios, City Secretary
Daniel F. Solis, Administrative Judge
Eric D. Campbell, Assistant City Manager

Jill A. Jordan, P.E., Assistant City Manager
Mark McDaniel, Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Sana Syed, Public Information Officer
Elsa Cantu, Assistant to the City Manager – Mayor & Council

Proposed Amendments to Outside Storage Use Provisions

Quality of Life & Environment Committee
August 10, 2015

Presented by the Department of Sustainable Development and Construction



Purpose

- Follow up on the May 26, 2015 briefing to the committee
 - Conduct and report on meeting with stakeholders on South Lamar
 - Discuss whether “weathering steel” should be an acceptable fencing material
 - Provide information on existing standards for non-required fences (i.e. fences in residential areas)
 - Research on non-required fence standards in other cities
- Receive recommendation on proposed revisions to outside storage screening requirements
- Receive direction on any possible code amendments on non-required fence standards

Background

- January 2014, Staff briefed the **Quality of Life & Environment Committee** and was directed to bring the matter back to **ZOC** for direction on outstanding issues.
- **ZOC** considered the proposed amendments at seven meetings between January 23 and September 18, 2014, and recommended approval on September 18, 2014.
- December 4, 2014, the **City Plan Commission** recommended approval of the proposed amendments.
- May 26, 2015 Staff briefed the **Quality of Life & Environment Committee** and was directed to meet with property owners along Lamar Street to discuss the proposed amendments. That meeting was held on June 11, 2015.

Definition of Outside Storage

The outside placement of an item for a period in excess of 24 hours. Outside placement includes storage in a structure that is open or not entirely enclosed.

Primary Use vs Accessory Use

- A primary use is the main use on a building site for which a certificate of occupancy is issued
- An accessory use is a use customarily incidental to the primary use
 - If conducted outside, should not occupy more than 5 % of the area of the building site
 - If conducted inside, may not occupy more than 5% of the area of the building
- Some uses allow outside storage related to the use at greater percentages (i.e. Building material sales yard and salvage and recycling facilities)

Current Requirements

- Outside storage ***with screening*** is allowed by right in:
 - CS (Commercial Service),
 - LI (Light Industrial),
 - IR (Industrial Research),
 - IM (Industrial Manufacturing), and
 - CA-1 and CA-2 (Central Area districts)
- Outside storage ***without screening*** is allowed in the IM (Industrial Manufacturing) district

Current Requirements

- When required, screening must not be less than 6 feet in height and can consist of any combination of the following:
 - **Fences and walls** - must be brick, stone, concrete masonry, stucco, concrete, or wood
 - **Earthen Berm** - planted with turf or ground cover with a slope not greater than one foot of height for each two feet or width
 - **Landscaping** - evergreen plant material capable of reaching a solid appearance within 3 years
- Metal is not a permitted screening material
- Chain link with slats is generally not a permitted screening material
- Screening is required on all sides, irrespective of adjacent district

Screening

Requirements

Current regulations

- Outside Storage is permitted by right in CS, Industrial and Central Area districts
- Screening required in CS, LI, IR and Central Area districts

CPC Recommendation

- Require Outside Storage to be screened in an IM District:
 - On any side that is within 200 feet and visible from a thoroughfare* or adjacent property not zoned IM

*Thoroughfares are streets designated in the City's thoroughfare plan. Typically arterial or collector streets. Does not include freeways and highways.

Screening

Requirements

Current regulations

- Uses with an outside storage component allowed by right in the IM District
 - Petroleum Product Storage and Wholesale – *Screening required with RAR*
 - Sand, Gravel, or Earth Sales and Storage – *Screening required with RAR*
 - Organic Compost Recycling Facility - *Screening required with RAR*

CPC Recommendation

- Required screening for additional uses that have an outside storage component and are allowed by right in the IM District:
 - Petroleum Product Storage and Wholesale
 - Sand, Gravel, or Earth Sales and Storage
 - Organic Compost Recycling Facility
- Screening would be consistent with the screening proposed for Outside Storage in the IM District

Other Uses with an Outside Storage Component

Organic Compost Recycling Facility



Screening

Materials

Current regulations

- Required screening must not be less than 6 feet in height and can consist of any combination of the following:
 - **Fences and walls** - must be brick, stone, concrete masonry, stucco, concrete, or wood
 - **Earthen Berm** - planted with turf or ground cover with a slope not greater than one foot of height for each two feet or width
 - **Landscaping** - evergreen plant material capable of reaching a solid appearance within 3 years
- Metal is not a permitted screening material
- Chain link with slats is generally not a permitted screening material

CPC Recommendation

- Allow chain link with slats and corrugated sheet metal (that includes a cap, a top and a bottom rail) as additional allowable screening materials for this use in the IM District

Screening



Landscaping

Current regulations

- A perimeter landscape buffer must be provided along the entire length of the portion of the perimeter of the lot where a residential adjacency exists

CPC Recommendation

- Require a landscape buffer between any required screening fence and the adjacent thoroughfare
 - Alternative irrigation may be approved by the director
- Regulation would apply to Outside Storage uses issued certificates of occupancy after the ordinance is adopted

Stacking Height

Current regulations

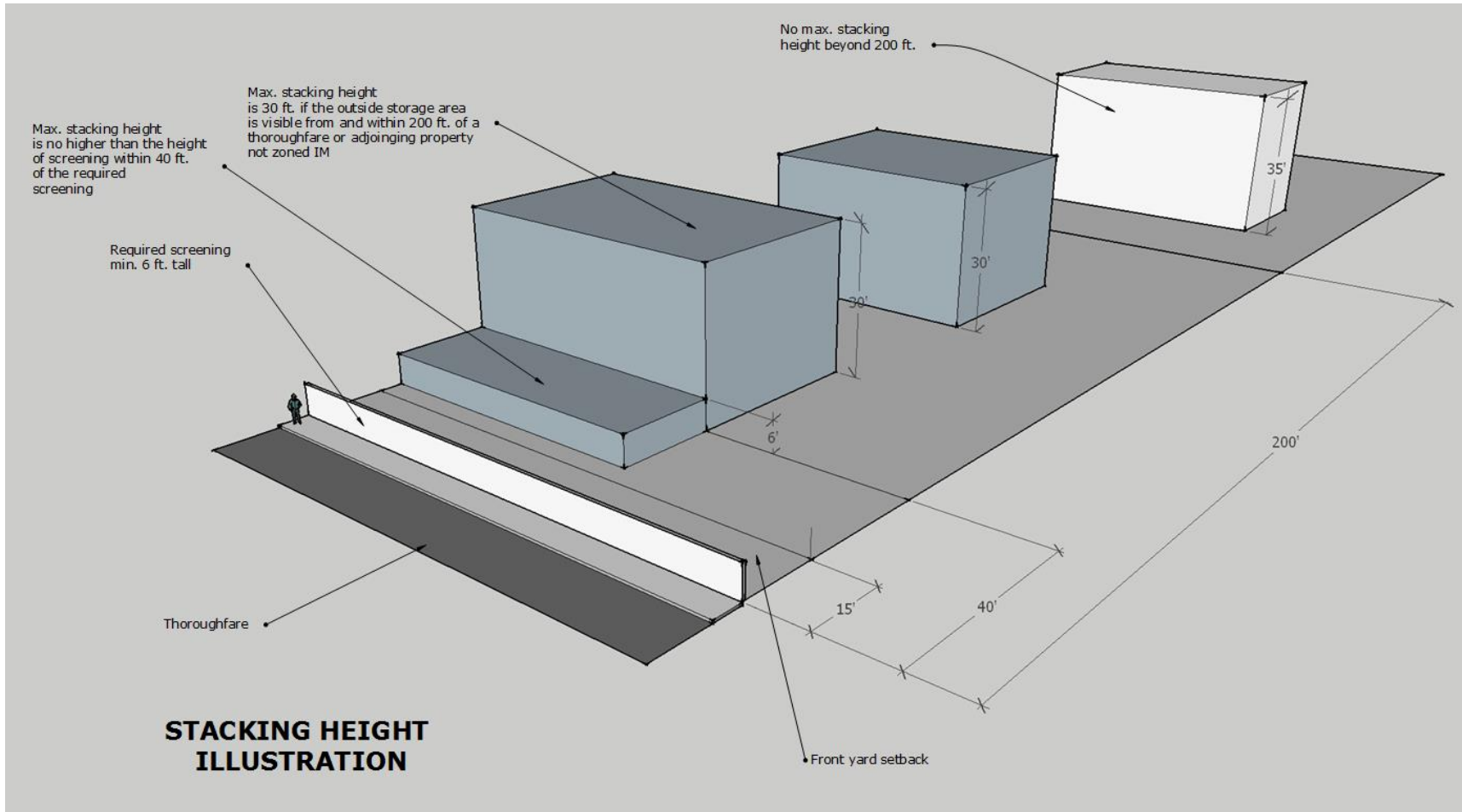
- No restrictions on the stacking height of outside storage

CPC Recommendation

- Maximum stacking height of outside storage within 40 feet of the required screening is no higher than the height of the screening
- Maximum stacking height of outside storage is 30 feet if the outside storage area is visible from and within 200 feet of a thoroughfare or adjoining property not zoned IM
- No maximum stacking height 200 feet or more from a thoroughfare or adjoining property

CPC Recommendation

Stacking Height



Outside Storage Use in CA Districts

Current regulations

- Outside Storage is permitted by right with screening in the CA-1 and the CA-2 Districts

CPC Recommendation

- Require an SUP for Outside Storage as a main use in the CA-1 and the CA-2 Districts
 - Allows for additional scrutiny of this use in these areas

Compliance Periods

- Five year compliance period for screening and stacking height requirements
- No compliance date proposed for landscape buffer requirement

Who will the changes affect?

Existing Business

- Certificate of Occupancy (CO) must list one of the following land uses:
 - Outside Storage
 - Petroleum Product Storage and Wholesale
 - Sand, Gravel, or Earth Sales and Storage
 - Organic Compost Recycling Facility
- Five year compliance period for screening and stacking height requirements
- No compliance date proposed for landscape buffer requirement

New Business

- Must comply after ordinance takes effect

Staff Concerns

- No screening for outside storage from highways in IM districts
 - Staff recommendation, require screening
- Allowing chain link with slats as a screening material along thoroughfares
 - Staff recommendation, only allow slats to bring non-conforming chain link fences into compliance
- SUP requirement for outside storage in IM when exemption from screening requirements sought
 - Staff recommendation, allow exception process through Board of Adjustment similar to other districts

Additional Staff Issues

Outside Salvage and Reclamation



Screening from Highways



Chain Link with Slates



COR-TEN STEEL (US Steel A606 Type 4 or A588) Also know as Weathering Steel

- A group of steel alloys developed to eliminate the need for painting
- Forms a rust-like appearance when exposed to weather over time



Cor-ten material as sculpture
John Carpenter Plaza - 2201 Pacific

Non-required Fences

Fences

- The City does not regulate materials for fences that are not required in Ch. 51A
- Dept. of Code Compliance is responsible for enforcing regulations for fencing

Fence Heights

DISTRICT	WHEN IN REQUIRED FRONT YARD SETBACK	WHEN IN OTHER REQUIRED SETBACKS	FENCE PERMIT	BUILDING PERMIT	BOARD OF ADJUSTMENT APPROVAL
SINGLE FAMILY/DUPLEX RESIDENTIAL DISTRICTS	MAX 4 FEET	MAX 9 FEET	<ul style="list-style-type: none"> REQUIRED FOR FENCES OVER 4 FEET TALL IN FRONT YARD SETBACK; AND REQUIRED FOR FENCES OVER 6 FEET TALL 	<p style="text-align: center;">REQUIRED FOR FENCES OVER 9 FEET TALL</p>	<ul style="list-style-type: none"> BDA APPROVAL REQUIRED FOR FENCES OVER 4 FEET IN A REQUIRED FRONT YARD SETBACK IN SINGLE FAMILY AND DUPLEX RESIDENTIAL DISTRICTS BDA APPROVAL REQUIRED FOR FENCES OVER 9 FEET IN A REQUIRED SETBACK
MULTI-FAMILY	MAX 6 FEET*	MAX 9 FEET			
COMMERCIAL	MAX 9 FEET	MAX 9 FEET			
INDUSTRIAL	MAX 9 FEET	MAX 9 FEET			

*Allowed if: No lot in the blockface is zoned single-family or duplex; gates for vehicle traffic are set back 20 feet from back of curb; and fence panels within 5 feet of front lot line are not less than 50% open.

Maintenance Standards

Dallas City Code Ch. 27. - Article III

A property owner shall maintain any fence on a property in compliance with the following standards:

- **Maintain** a fence so that it is not out of vertical alignment:
Fence more than 4 feet tall - more than one foot from the vertical
Fence less than 4 feet tall - more than 6 inches from the vertical
- This provisions does not apply to a masonry wall unless the wall encloses:
 - (i) A multi-tenant property; or
 - (ii) A single-family or duplex property where the wall is not shared with another property;
- **Repair** or replace rotted, fire damaged, or broken wooden slats and support posts;
- **Repair** or replace broken or bent metal posts and torn, cut, bent, or ripped metal fencing materials; and
- **Repair** or replace loose bricks, stones, rocks, mortar, and similar materials on any masonry wall that encloses:
 - (i) A multi-tenant property; or
 - (ii) A single-family or duplex property where the wall is not shared with another property.

Issues

- Materials – Should we specify materials for fences that are not required by Ch. 51A?
- How do we enforce?
 - Allow Code Compliance to enforce
 - Require a fence permit for all new fences
- Compliance dates?
 - Require a fence permit from effective date of any ordinance for any new fence

Summary of Outside Storage Use Provisions

Existing Outside Storage Regulations				
CH. 51A	Zoning district	Permitted	Screening Required	RAR Required
	CA-1	X	X	
	CA-2	X	X	
	CS	X	X	X
	LI	X	X	X
	IR	X	X	X
	IM	X		X



Proposed Outside Storage Regulations						
CH. 51A	Zoning district	Permitted	Screening Required	RAR Required	Maximum Stacking Heights	Landscape Buffer
	CA-1	SUP	SUP	SUP	SUP	SUP
	CA-2	SUP	SUP	SUP	SUP	SUP
	CS	X	X	X	X	X***
	LI	X	X	X	X	X***
	IR	X	X	X	X	X***
	IM	X*/SUP	X**	X	X	X***

NOTE:

X* Screening must be provided in accordance with Subparagraph (F) and stacking heights must comply with Subparagraph (G), otherwise, by SUP only in the IM districts.

X** In the IM district, outside storage must be visually screened on any side that is within 200 feet of and visible from a thoroughfare or an adjacent property that is not zoned IM.

X*** A landscape buffer must be provided between any required screening fence and the adjacent thoroughfare

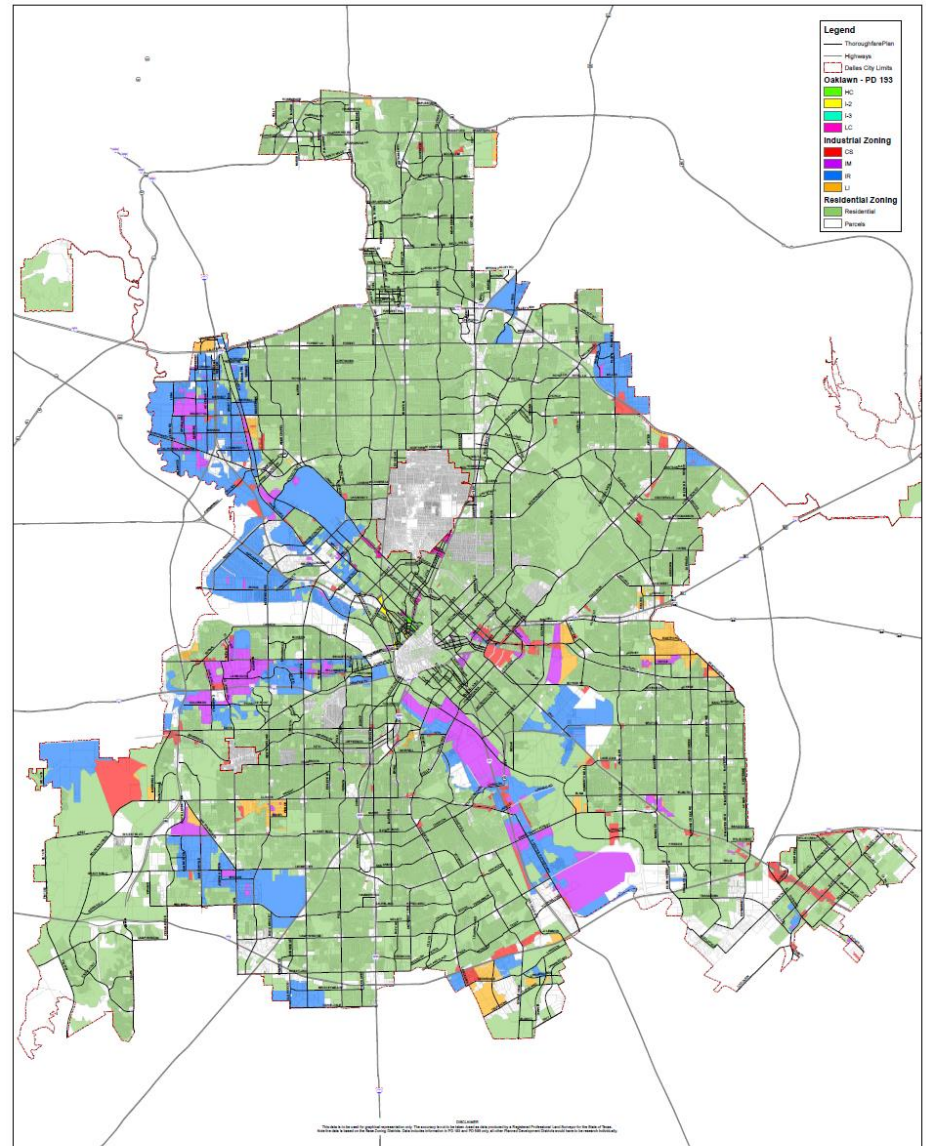
Industrial Zoning

- CS
- IM
- IR
- LI

Residential Zoning

- Residential
- Parcels

Thoroughfares are shown in bold



City of Dallas
 Sustainable Development and Construction
 Department/IGD Division
 Printdate: May 12, 2014

City of Dallas Industrial Zoning Adjacent to Residential Zoning



Cap & Rail Requirement



Top and bottom rail provides support

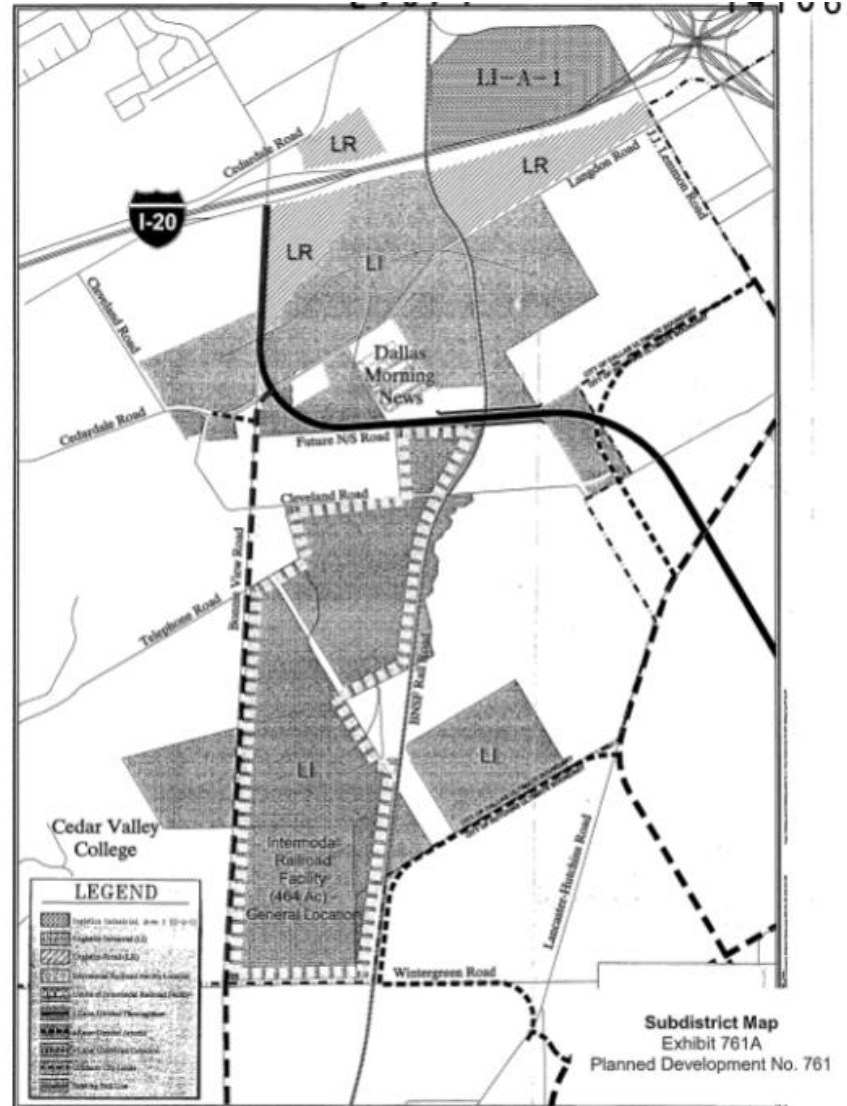
Additional Land Uses in the City of Dallas with an Outside Storage Component

Use	SUP Required	Existing Screening Requirements
Building movers temporary storage yard	Always	Yes*
Metal salvage facility	Always	Yes*
Outside salvage or reclamation	Always	Yes*
Contractors maintenance yard	No	Yes
Vehicle storage lot	Sometimes	Yes
Industrial outside	Sometimes**	No
Organic compost recycling facility	Sometimes	No
Petroleum Product Storage and Wholesale	Sometimes	No
Sand, gravel or earth sales and storage	Sometimes	No

* Corrugated sheet metal & chain link with metal strips is allowed as a screening material

** If this use is potentially incompatible, it is permitted by SUP only in the IM district

PD 761 – Dallas Logistics Port Special Purpose District



PD 761 – Dallas Logistics Port Special Purpose District

- **Max. stacking height of outside storage is 30-ft.**
- **Max. stacking height of outside storage *within 40-ft of screening is 8-ft.***
- **Screening required for outside storage if visible from:**
 - Public right-of-way
 - Single family, Duplex or multifamily use or
 - Visible from and within 100 feet of an adjoining property with a use other than a residential or an intermodal railroad facility use.
- **Screening must be a min. of 9 feet in height**
- **Screening must be constructed of:**
 - Brick, stone, or concrete masonry;
 - Earthen berm planted with turf grass or ground cover;
 - Evergreen plant materials (in a bed that is at least 3-ft wide)
 - Any combination of the above
- **Intermodal rail facility exempt from screening requirements**

Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
Arlington	Yes. From public streets and from adjoining property not zoned Light Industrial or Industrial Manufacturing	8 ft.	No materials may be stacked above the top of the screening device	Wood, Masonry Units or Corrugated Metal
Cedar Hill	Yes. From public streets	7 ft. or 1 ft. above the top of the storage materials, whichever is taller	None Specified	Masonry Wall, Berm, Planting enclosure
Desoto	Yes (In Commercial District – 2) from public view	6 ft.	No materials may be stacked above the top of the screening device	Solid Masonry, Chain Link (with solid landscape screening), or Wrought Iron (with solid landscape screening)
Duncanville	Yes. At property line (adjacent to area to be screened)	6 ft.	None Specified	Solid Brick or Masonry; Vinyl; Chain Link (with solid landscape screening. Slats, fabric or other materials woven or attached to chain link fences shall not be permitted); Wrought Iron (with solid landscape screening)

Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
Garland	Yes. From public streets and adjacent residential districts	6 ft.	None Specified	Masonry Walls; Earthen Berms (vegetated with lawn grass or groundcover within 2 years); Live Screening (hedgerow of evergreen shrubs that will grow to or exceed the min. height planted in a minimum 3-ft wide bed)
Town of Sunnyvale	Yes. From public ROW and from adjacent property	6 ft. or 8 ft. (next to residential uses)	None Specified	Chain Link with ¼” slats (allowed in industrial districts); Solid Masonry (adjacent to residential); Landscaped Berms; Living Fence (a combo of planted materials and fencing that forms an opaque screen at least 6-ft tall in two growing seasons)
Lancaster	Yes. From public streets & open space; from abutting residential and from NS, R, CS, CBD or RT districts	Height of what is being stored	No materials may be stacked above the top of the screening device	None Specified

Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
Mesquite	Yes. On front and exterior property lines; rear or interior property lines (adjacent to zones that do not allow outdoor storage); and any side open to public view	6 ft.	No materials may be stacked above the top of the screening device or 8 ft., whichever is less	Wood; Masonry; or Chain Link with ¼” slats
Plano	Yes. From the view of adjacent streets and adjacent properties	6 ft. – 8 ft.	Stacking height may not exceed the height of screening	Masonry; or chain link or ornamental fencing in combination with a landscape screen; or a solid evergreen shrub landscape screen without a fence or wall-evergreen shrubs shall be placed so as to create at least a 6ft tall solid screen within two years of their installation with proper irrigation plans.
San Antonio	Yes. From street view and adjacent residence, office, and commercial districts to a height commensurate with the location and height of the proposed storage	6 ft.	No materials may be stacked above the top of the screening device	Fences or walls shall be 100% opaque and solid; fences may be of ½ inch thickness and of wood, precast concrete, metal, or wrought iron with an adjoining hedge which provides an opaque barrier; Corrugated and galvanized steel or metal sheets shall not be permitted. Walls may be concrete, concrete block with stucco finish, masonry, stone or a combination of these materials. Solid landscaping within the buffer yard to completely screen the use.

Outside Storage Screening Requirements

City	Screening Required	Min. Screening Height	Stacking Height	Screening Materials
Fort Worth	Yes. Storage must be surrounded by a screen fence min of 6ft; in order to screen the storage from public view	6 ft. – 8 ft.	No materials may be stacked above the top of the screening device	Landscape buffer yard that's 20 feet wide, irrigated and shall be provided with three-inch caliper trees with a mature height of 25 feet planted every 20 feet in an overlapping pattern such that the canopy creates a solid visual screening at maturity and live ground cover; Along with an 8 foot masonry wall constructed of brick, stone, split block or concrete cast to simulate such materials.
Richardson	Not permitted as a principal use	N/A	N/A	N/A
Grand Prairie	Yes. With a setback of 25ft from any street right-of-way line.	6 ft.	Concealed from eye-level public view from all areas of a public street r-o-w and from eye-level public view of any residentially zoned property.	Solid masonry wall consisting of brick with decorative stone pilasters every 50 ft., cast stone to be used as a cap at walls, columns and pilasters; or if adjacent to any different land use, the screening wall shall be a solid cement fiberboard wall or a wood screening fence.

Ch. 51A-4.602 - Fence Standards

Single Family Districts

- **Fence Height**

- In a required front yard setback, fences for single family and duplex uses are limited to 4 feet in height above grade
- Fences on the remainder of the lot may not exceed 9 feet in height

Ch. 51A-4.602 - Fence Standards

Multifamily Districts

- **Fence Height**

- In a required front yard setback fences in Multifamily districts may be a maximum of 6 feet above grade, if:
 - No lot in the blockface is zoned as a single family or duplex district; and
 - No gates for vehicular traffic may be located less than 20 feet from the back of the street curb; and
 - No fence panel having less than 50% open surface area may be located less than 5 feet from the front lot line
- Otherwise, a fence in a required front yard setback may not exceed 4 feet above grade, except when the required front yard is governed by side or rear yard regulations

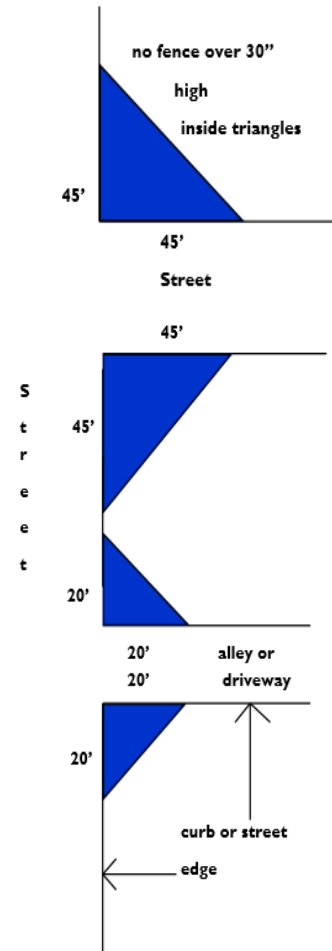
Ch. 51A-4.602 - Fence Standards Commercial & Industrial Districts

- **Fence Height**

- Fences in a required setback may not exceed 9 feet in height
- Fences over 9 feet in height are considered structures. They require a Building Permit and may not be located in a required setback

Ch. 51A-4.602 – General Fence Standards

- **Barbed wire** may not be used for fencing unless it is located 6 feet or more above grade and does not project beyond the property line
- Fences may not be located in **easements**
- Fences may not be placed in a **visibility triangle** at a street, alley or driveway intersections if the fence is higher than 2-1/2 feet



Visibility Triangles

Other City's Regulations Related to Fencing in Residential Districts

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Arlington	<p>Front Yard -</p> <ul style="list-style-type: none"> Max. 4 feet <p>Other Yards –</p> <ul style="list-style-type: none"> Max. 8 feet. As measured from highest adjacent grade within 10 feet of the fence 	<ul style="list-style-type: none"> Yes. When > 50% of the length of a fence along property line is being replaced 	<p>Front Yard –</p> <ul style="list-style-type: none"> Ornamental metal (with min. 75% transparency) Masonry columns with a 30 year life expectancy of (brick stone, reinforced concrete) may be used <p>Other Yards -</p> <ul style="list-style-type: none"> Masonry Ornamental metal Cedar & redwood Composite Fencing Vinyl Fencing (flat white or flat natural tones) Other wooden picket fences (only if constructed with metal posts, metal brackets, and metal caps) 	<p>Front Yard –</p> <ul style="list-style-type: none"> Cedar, redwood, & other wood products Composite or vinyl fencing Chain link Sheet, roll or corrugated metal Cast off, secondhand, or other items not originally intended to be used for constructing or maintain a fence. <p>Other Yards -</p> <ul style="list-style-type: none"> Chain Link (may be allowed if not visible from any public street) Sheet, roll, or corrugated metal Cast off, secondhand, or other items not originally intended to be used for constructing or maintain a fence. 	<ul style="list-style-type: none"> Gates for vehicular access must be setback a min. of 20 feet from the property line <p>Other Yards -</p> <ul style="list-style-type: none"> If fence is located on a lot next to a street, fence shall be oriented with exposed posts and rails away from view of adjacent public street

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Dallas	<p>Front Yard -</p> <ul style="list-style-type: none"> Max. 4 feet in residential districts (except MF) Max. 6 feet in multifamily districts <p>Other Yards</p> <ul style="list-style-type: none"> Max. 9 feet 	<ul style="list-style-type: none"> A fence permit is required for a fence located in a required front yard setback, when the fence exceeds 4 feet A fence permit is required for fences exceeding 6 feet on the remainder of the lot 	<ul style="list-style-type: none"> None specified 	<ul style="list-style-type: none"> Barbed wire may not be used for fencing unless it is located 6 feet or more above grade and does not project beyond the property line 	<ul style="list-style-type: none"> Fences may not be located in easements Fences may not be placed in a visibility triangle at a street, alley or driveway intersections if the fence is higher than 2.5 feet Fences over 4 feet in residential districts (except multifamily) in the required front yard setback may be allowed if approved by the Board of Adjustment as a Fence Height Special Exception Fences over 9 feet are considered structures and may not be located in a required setback Fences over 9 feet require a building permit Fences over 9 feet may be allowed in a required setback if approved by the Board of Adjustment as a Fence Height Special Exception

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Desoto	<p>Front Yard -</p> <ul style="list-style-type: none"> • Max. 3 feet • Except, platted lots in Single-Family Estate and Agriculture Districts (min. 150 foot lot width) fences may be constructed to front property line; 8 feet max. with 80% openings <p>Other Yards (located to the rear of the required front yard line) -</p> <ul style="list-style-type: none"> • Max. 8 feet 	<ul style="list-style-type: none"> • Yes. All fences require permits 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Decorative fences (with min. 50% openings) <p>Other Yards -</p> <ul style="list-style-type: none"> • Masonry • Ornamental metal • Cedar & redwood • Composite Fencing • Vinyl Fencing (flat white or flat natural tones) • Other wooden picket fences (only if constructed with metal posts, metal brackets, and metal caps) 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Chain link, woven wire mesh or similar materials are not considered decorative fencing <p>Other Yards -</p> <ul style="list-style-type: none"> • Chain Link • Sheet, roll, or corrugated metal • Cast off, secondhand, or other items not originally intended to be used for constructing or maintain a fence. 	<ul style="list-style-type: none"> • No fence may be erected in any front or side yard which is adjacent to a public street. • No residential fence shall be closer than 20 feet to a public street, except in case where the side or rear building line of the yards on contiguous corner lots adjoin, the fence may be constructed out to the property line of said side yard. • Fences must be maintained at all times • Vehicular access gate must be set back 20 feet

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Fort Worth	<p>Front Yard -</p> <ul style="list-style-type: none"> • Max. 4 feet <p>Other Yards</p> <ul style="list-style-type: none"> • Max. 6 feet 	<ul style="list-style-type: none"> • No 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Wrought iron, tubular steel, picket or similar type material designed for fencing • No greater than 50% in density 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Chain link 	<ul style="list-style-type: none"> • The Board of Adjustment may grant a special exception to allow a solid fence or wall up to 4 feet in the front yard • Up to a 5 foot open design fence consisting of wrought-iron, tubular steel, picket or a similar type material designed for fencing with 50% openings may be allowed by the Board of Adjustment by special exception

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Lancaster	<p>Front Yard -</p> <ul style="list-style-type: none"> • Max. 3.5 feet • Posts max. 4 feet <p>Other Yards –</p> <ul style="list-style-type: none"> • Fences <i>between houses</i>, max. 6 feet • Fences <i>along a side street</i> may be up to 6 feet in height at the rear of the building • Fences <i>along a rear alley</i> may be up to 6 feet in height 	<ul style="list-style-type: none"> • Yes. When > 50% of the length of a fence along property line is being replaced 	<p>Front Yard –</p> <ul style="list-style-type: none"> • Painted rot-resistant wood • Metal or flat topped (non-crimped or capped) • Plastic/PVC or similar material with integrated color 	<ul style="list-style-type: none"> • Barbed wire fencing 	<p>Front Yard -</p> <ul style="list-style-type: none"> • Picket fences in front yards shall be a min. 30% open and include corner posts. • Picket fences may be located within 1.5 feet of any property line adjacent to a street <p>Other Yards -</p> <ul style="list-style-type: none"> • Wood fences greater than 4 feet in height shall be constructed using metal posts set in concrete • Fences <i>between houses</i> may be solid, but may not extend closer to the street than 15 feet behind the front outside corner of the home • Fences <i>along a side street</i> may be solid but may not be closer to the street than the rear corner of the home • Fences <i>along a rear alley</i> must be located at least 3 feet back from property line, may be solid (unless facing a trail or open space) and the area between the fence and alley should be irrigated and planted with grass, ground cover, shrubs, or trees. • Finished side of all perimeter fencing visible from a public area or ROW shall face outward

Fencing in Residential Districts

CITY	HEIGHT	FENCE PERMIT REQUIRED?	APPROVED MATERIALS	PROHIBITED MATERIALS	OTHER REQUIREMENTS
Plano	<p>Front Yard -</p> <ul style="list-style-type: none"> Max. 2.5 feet from front building line to the property line Estate Development I and Estate Development II may have a max. 3.5 foot fence <p>Other Yards –</p> <ul style="list-style-type: none"> Max. 8 feet along alley Max. 8 feet along rear yard 	<ul style="list-style-type: none"> Yes. Required for the installation, alteration, addition or changes to a fence. A permit is not required for alterations, additions or changes if repairs do not exceed 25% of the area of the fence over a 12 month period. 	<ul style="list-style-type: none"> None specified 	<ul style="list-style-type: none"> Wire fencing 	<p>Front Yard -</p> <ul style="list-style-type: none"> Fences in front yards shall be a min. 50% open <p>Other -</p> <ul style="list-style-type: none"> Electric fences are prohibited Fence arms are prohibited in residential districts

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Richardson	<p>Front Yard -</p> <ul style="list-style-type: none"> • Max. 3 feet <p>Other Yards –</p> <ul style="list-style-type: none"> • Fences <i>along a side yard</i> may be up to 8 feet in height (front the rear property line up to a point in line with the front wall of the building or up to the building line, whichever is greatest) • Fences <i>along a rear property line</i> may be up to 8 feet in height 	<ul style="list-style-type: none"> • Yes. Required when constructing a fence over 2.5 feet tall 	<ul style="list-style-type: none"> • Wood • Concrete • Masonry • Chain link • Wrought iron • Metal tubing • Vinyl • Fiberglass composite 	<ul style="list-style-type: none"> • Barbed wire • Razor ribbon • Sheet metal • Corrugated steel • Fiberglass panel • Plywood 	<p>Front Yard -</p> <ul style="list-style-type: none"> • No fence shall be permitted between the front property line and the front wall of the building unless a part of the landscaping or a decorative screen <p>Other Yards -</p> <ul style="list-style-type: none"> • Corner lot exceptions. On corner lots where the rear the rear lot line is adjacent to a side lot line of an adjoining lot, fences may be constructed at a height not exceeding eight feet along the side property and rear property lines except that no fence exceeding 4 feet in height, with 50% through vision shall be constructed within an area measured 15 feet along the rear property line and 25 feet measured along the side property line adjacent to the street