



## FENCE REGULATIONS

### PERMIT SUBMITTAL REQUIREMENTS (06/01/2010)

City of Rowlett  
3901 Main Street  
P.O. Box 99  
Rowlett, TX 75030-0099  
cityofrowlettbi@rowlett.com

#### Information needed for submittal:

- 1) One survey showing the following:
  - Show all platted setback lines and easements
  - Any swimming pools, spas or hot tubs
  - Lot, block, street address and subdivision information
  - Proposed location of fence highlighted on survey
  - Show existing structures on lot (house, shed, etc.)

#### Information required on permit:

- Construction address
- Property owner, address and phone number
- General Contractor (Fence Contractor) address and phone number
- Project description – **height and material to be used**
- Estimated value of fence

The Fence Permit fee is: \$30.00 and due at time permit is picked up

#### **Construction and Fencing Materials.**

##### (a) Permit Required.

1. Except as otherwise provided, it shall be unlawful for any person to install a fence, or to make any alterations, additions or changes to a fence, without first having obtained a permit from the Building Inspections Department. Exception: A permit shall not be required if alterations, additions, changes or repairs do not exceed twenty-five (25) percent of the area of the fence.

##### (b) Materials.

1. Fencing materials shall be chain link, brick, stone, stucco, wrought iron, wood pickets or PVC (plastic fence).
2. Barbed wire and electric fences may only be used to fence large livestock as defined in Article I, Chapter 6 of the Rowlett Code of Ordinances. Electric fence chargers must be approved by a nationally recognized testing laboratory.
3. Razor wire is prohibited.

##### (c) Height Restrictions.

1. Except as otherwise provided by the Zoning Ordinance, no fence shall be placed in the required front yard of any zoning district in excess of thirty-six (36) inches in height. Except as otherwise provided by the Zoning Ordinance, lots referred to as key lots in the Zoning Ordinance shall be limited to thirty-six (36) inches in height in both front yards.
2. Except as otherwise provided by the Zoning Ordinance, no fence shall be placed in the required side or rear yard of any zoning district in excess of eight (8) feet in height.

##### (d) Additional Requirements for fence around pool

1. Minimum six foot fence with self-closing and latching devices designed to keep and capable of keeping such doors or gates securely closed at all times when not in actual use, such latching device to be attached to the upper quarter of the gate or door.
2. Horizontal members shall not be constructed in a manner to allow climbing over the fence.
3. Temporary fence required during construction.

##### (d) Visibility.

1. On corner lots where a street and alley intersect, an eight (8) foot visibility triangle must be provided by measuring eight (8) feet from the corner in both directions.

(e) Maintenance.

1. All fences shall be maintained reasonably plumb and structurally sound. Each structural and decorative member of a fence shall be free of deterioration and be compatible in size, material and appearance with the remainder of the fence.
2. A fence that has deteriorated to a condition that is likely to fall shall be repaired, replaced or removed.
3. Fences shall not be externally braced in lieu of replacing or repairing post, columns or other structural members.

\*\*\*For fence regulations governing **swimming pools, spas and hot tubs**, and those governing other body of waters, see Chapter 78 – Buildings and Building Regulations, Article X - Fences out of the Rowlett Code of Ordinances, Vol. II.

**BEFORE DOING ANY DIGGING, PLEASE CALL DIG TESS AT 1-800-344-8377. THEY WILL CHECK FOR ELECTRICAL, GAS AND CABLE LINES FREE.**