



Life Connected.

Fence Permit Packet

This outline is not intended to be an all-inclusive reflection of all regulations. It is designed to provide guidance on application process.

INFORMATION REQUIRED FOR SUBMITAL:

- Residential Permit Application (The 3 fence requirements on the application must be initialed) <https://www.celina-tx.gov/DocumentCenter/View/9892/Residential-Application-2022?bidId=>
- HOA Approval Letter
- Provide a survey/plot plan showing location of existing fence and proposed fence location
- Provide fence material and note fence height, material, and board spacing on plans
- For fences on corner lots note fence setback from curb face to proposed fence

FENCE INSPECTIONS:

- A ***Footing inspection*** is required if adding or replacing the posts
- A ***Final inspection*** is required for all fence projects and must be scheduled within five business days of project completion.

CONTRACTOR REQUIREMENTS:

- All fence installers must register with the City of Celina as a General Contractor <https://app.mygov.us/task/city/cityhome.php?cityname=767>
- All projects will be submitted through MYGOV and are subject to plan review.

FENCE ORDINANCE

<https://www.celina-tx.gov/DocumentCenter/View/6218/191008-Final-Zoning-Ordinance-Website>

14.04.305.....Residential Fences.

(a) General Requirements.

(1) It shall be unlawful for any person to construct or repair a fence not in compliance with the regulations contained herein.

(2) All fence construction, alterations, additions, or repair require a permit. Repairs not involving posts or not in excess of fifty percent (50%) of any one run, such as replacing pickets or customary maintenance, may be completed without a permit with materials matching the existing fence. If the cumulative effect of a series of repairs over a twelve (12) month period exceeds fifty percent (50%) of any one run or involves post installation, a permit is required.

(3) Permit fees shall apply as shown on the Master Fee Schedule of the City.

(4) All fence installers are required to be registered with the City.

(5) Adequate plans and specifications, which may include a plot plan showing exact materials, easements, location, height, dimensions from property lines, sidewalks, curbs, and location of gates, as determined by the Building Official, must accompany a completed application form.

(6) Once complete, a final inspection is required and must be scheduled by the installer within five business days of completion.

(7) Estate properties greater than one (1) acre in size that front onto a right-of-way of sixty (60) feet or more may install decorative driveway entrances.

(8) Valid government related facilities, including sports facilities may build fences or screening walls to industry standard and utilize alternate materials and methods, with Director approval.

(b) Regulations.

(1) Maximum height of residential fences. Fences shall not be greater than eight (8) feet in height, excluding an allowance for ground clearance and decorative caps.

(2) Materials allowed. No fence material shall be used to construct a fence except for those listed and regulated in this Chapter. Generally, residential fences should only be wooden or black tubular steel (powder coated ornamental iron).

(3) Materials prohibited. Barbed wire, electric, and other injurious fence material is prohibited in the City, unless the property is an agricultural district over one (1) acre in size, legitimately needed for agricultural purposes, or otherwise approved by the Director.

(4) Fences that back or side to other residences. Fences that back or side to another residence may have either side of the fence face the interior of the lot.

(5) Fences located on corner lots. On all corner lots, fences shall not be closer than fifteen (15) feet from the face of any curb, unless otherwise approved by the Director.

(6) Fences facing rights-of-way (on back, side, or corners). All fences erected on side yards of corner lots and reverse corner lots or backing to a right-of-way of shall be cedar, board-on-board, with a decorative cap so that a finished fence side faces the street.

(7) Fences located between houses that face the street. The portion of fence that is parallel to the street and perpendicular to the fence along the side yard must be constructed of cedar, board-on-board, with a decorative cap so that a finished fence side faces the street.

(8) Fences in front yards. Fences and walls are only allowed in front yards up to thirty-six (36) inches in height and must be either: split rail, wrought iron, picket fence, or decorative masonry wall. Lots over one (1) acre in size are exempt from this regulation, subject to review and approval by the Director. All front yard fences should generally be fifty percent (50%) open, except for walls when allowed.

(9) Public rights-of way, easements. No fence shall be erected on public right-of-way or within any drainage easement, unless otherwise authorized by the Director.

(10) Within property lines. Fences shall not encroach upon any property line (front, side, or rear).

(11) Fences adjacent to scenic views. All fences installed adjacent to a floodplain, creek, or dedicated open space shall be black tubular steel and a minimum of fifty percent (50%) open.

(c) Wooden Fence Standards.

(1) Vertical posts. All vertical posts shall be galvanized steel with a minimum two and three-eighths (2 $\frac{3}{8}$) inch diameter, a minimum CS 20 (.095) thickness, and set in a concrete footing.

(2) Concrete footings. Concrete footings shall be a minimum of eight (8) inches in diameter.

(3) Spacing of footings. For fences less than seven (7) feet in height, posts shall be spaced at a maximum of eight (8) feet on center, set in a concrete footing of no less than twenty-four (24) inches deep. For fences that are seven (7) feet or greater in height, posts shall be spaced at a maximum of six (6) feet on center, set in a concrete footing of no less than thirty-six (36) inches deep.

(4) Allowed materials & colors. Residential wood material shall be cedar or white wood, stained a natural brown or earth tone color.

(5) Construction. All materials shall be securely fastened, with vertical boards to horizontal stringers, stringers to vertical posts and top rail, to ensure an ongoing attractive appearance and safe condition, free from rot, rust, vandalism, and other sources of decay.

(6) Private residential fence adjacent to a subdivision perimeter wall. A fence that is parallel to or perpendicular to such wall shall not exceed the height of the adjacent subdivision wall. A fence that is separated from the subdivision screening wall by a public alley or right-of-way is deemed to not be adjacent to the subdivision screening wall. If abutting, the height of the residential fence may transition in height from the height of the subdivision screening wall to the maximum allowable height of the residential fence, provided that the transition is a smooth rate of increase or decrease and does not exceed a span of sixteen (16) feet in length.

(d) Required Inspections.

(1) Footing inspection. The footing inspection must be completed prior to pouring concrete.

(2) Final inspection. A final inspection is required and must be scheduled within one (1) week (five (5) business days) of completion.

(e) Exceptions.

(1) Materials. The use of chain link, vinyl, split-rail, and composite materials may be allowed, if constructed to manufacturer's specifications, subject to discretionary review and approval by the Director. Otherwise, these materials are generally prohibited. Existing non-conforming chain link fences may be replaced with similar material.

(2) Interior fences. Defined as fences within the property fence for specific uses, such as dog runs, swimming pool fences, and other similar situations within the interior of a back yard. These interior fences may be constructed of alternate materials, as long as all exterior and shared fence lines are built to compliance with this section and the alternate interior materials are shorter than the exterior fence and not visible to the public, subject to discretionary review and approval by the Director.

(3) Gate embellishments. Decorative gate embellishments are allowed; however, they shall not exceed the height of the fence by more than two (2) feet.

(f) Maintenance.

(1) All fences shall be perpetually maintained, repaired, or replaced by the owner. Fences not required by a City ordinance, screening regulation, or other standard shall be either maintained or removed.

(2) It shall be unlawful and subject to citation should a fence display any of the following conditions:

- i. Any fence that leans, falls, becomes unstable, or causes damage to other property.
- ii. Fences that are supported by any means other than the fence post.
- iii. Missing or loose pickets, broken or missing parts, decayed members.

This handout is for informational purposes only and should not be relied on in place of official regulations and/or policies. The CITY OF CELINA makes no representations, guarantees, or warranties as to the accuracy, completeness, currency, or suitability of the information provided via the handout. Customers and citizens are personally responsible for complying with all local, state, and federal laws pertaining to projects within the city. Copies of the CITY OF CELINA adopted Codes and Zoning Ordinances can be found on the city website at www.celina-tx.gov or at the CITY OF CELINA City Hall at 142 N. Ohio St, Celina, Texas.