



CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118
PHONE: (817) 616-3770 FAX: (817) 616-3802

Masonry Screening Fences

When is a permit needed? A commercial building 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 building permit application and submit 2 copies of a site plan showing location of fence on property. A permit fee is due upon permit issuance. (see submittal documents requirements)

What are the requirements for Masonry Screening Fences in Commercial District?

Sec. 91-100. Screening and fencing. Except as otherwise provided in this chapter, a fence, wall or hedge may be erected, placed or maintained along a lot line of commercially zoned property within the city to a height not exceeding eight feet above ground level. The board of adjustment may grant a variance from the requirement of this section after a public hearing, if it is found that such action is within the general purpose and intent of this chapter. In no case shall fencing extend into a front yard beyond the front face of the primary structure in a commercial district. (Ord. No. 887-00, § 1, 12-12-2000; Ord. No. 1093-07, § 3, 9-11-2007)

Sec. 90-292. Commercial districts.

(a) *General.*

(1) *Purpose.* It is the purpose of this article to provide standards for screening in order to mitigate the effects of potential nuisances such as dirt, litter, noise, heat, and glare of lights, and to protect public and private investment. It is also the intent of this section to provide for the safe construction and maintenance of walls and fences constructed in the city.

(2) *Applicability.* This article shall be applicable to all new construction or where 50 percent or more of an existing screening, fence, or wall requires replacement.

(3) *Enforcement.* The zoning administrator shall administer and enforce the provisions of this article relating to screening and fencing.

(b) Screening and fencing of *nonresidential, multiple family, and manufactured home parks.*

(1) *Screening required.* In the event that mixed use, multiple-family, nonresidential uses, or manufactured home parks side or back upon a SF-E Single-Family Residential Estate, SF-10 Single-Family Residential, SF-7 Single-Family Residential, or MF-1 Two-Family (Duplex) Residential District, or in the event that any nonresidential district sides or backs to a MF-2 Multiple-Family Residential Medium Density or MF-3 Multiple-Family Residential High Density District, a solid masonry screening wall of not less than six feet nor more than eight feet in height shall be erected on the property line separating these districts. The purpose of the screening wall or fence is to provide a visual and protective barrier between the properties.

a. The owner of the multiple-family or mixed use property shall be responsible for and shall build and maintain the required wall on the property line dividing the property from the Single-Family or Duplex Residential District. This construction requirement applies only when multiple-family is adjacent to residential zoning uses.

b. When screening is required between nonresidential and residential uses, it shall be the responsibility of the nonresidential use to construct and maintain the screening wall.



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(2) *Materials.*

- a. Any screening wall or fence required under the provisions of this section, under a specific use permit, Planned Development District, or other requirement shall be constructed of masonry reinforced concrete, or vinyl material simulating wood or masonry. Wood fences are expressly prohibited.
- b. Nonresidential fences that are not required by ordinance but that are visible from public right-of-way shall be constructed of masonry, reinforced concrete, or vinyl material that simulates wood or masonry. Wood fences are expressly prohibited.
- c. All required screening walls shall be equally finished on both sides of the wall.
- d. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence.

Retaining Walls - An Engineered stamped design is required for retaining walls over 4 feet in height measured from the bottom of the footing.

Submittal documents: Fill out a commercial building 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. (for non-residential use provide pictures of screening)
- _____ Engineers stamp.
- _____ All streets and alleys.