



CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE • RICHLAND HILLS, TEXAS 76118 • (817) 616-3770
NEIGHBORHOOD SERVICES

COMMERCIAL FENCE PERMIT APPLICATION

Job Address: _____

Total linear feet of fence: _____

Cost of work: _____

Fence Type: (check one)

- | | | |
|--------------------------|---------------------|---------------|
| <input type="checkbox"/> | Vinyl Material | Height: _____ |
| <input type="checkbox"/> | Masonry | Height: _____ |
| <input type="checkbox"/> | Wrought Iron | Height: _____ |
| <input type="checkbox"/> | Reinforced Concrete | Height: _____ |
| <input type="checkbox"/> | Other | Height: _____ |

Contractor:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Business Phone : (____) ____ - _____ Cell Phone: (____) ____ - _____

Email Address: _____

ATTACH (2) COPIES OF A STAMPED SURVEY TO APPLICATION

I hereby certify that the foregoing is complete and correct to the best of my knowledge and that the said work will be done in conformance with the information herein set forth and in compliance with the City of Richland Hills codes and regulating fence requirements.

Owner/Contractor Signature

Print Name

Permit fee: _____	Receipt Number: _____
Zoning District: _____	Occupancy Classification: _____
Received By: _____	Date: _____
Comments:	



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Sec. 91-100. - Screening and fencing.

(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 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.

(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.**



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- 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.
- (3) *Open storage.* Open storage of materials, commodities, or equipment shall be screened with a minimum six-foot fence or wall.
- a. In districts permitting open storage (see [section 3.02](#) Use Chart of the zoning ordinance), screening shall be required only for those areas used for open storage, unless the screening exception in subsection (3)c., Screening Exception below applies. A six-foot screening fence or wall shall be provided and maintained (at the property line adjacent to the area to be screened) by one or a combination of the following methods:
 - 1. Solid masonry (brick, concrete block or concrete panels);
 - 2. Chain link with solid landscape screening;
 - 3. Wrought iron with solid landscape screening.
 - b. No outside storage may exceed the height of the fence. Outside storage exceeding eight feet shall require a specific use permit. No outside storage permitted in the front yard.
 - c. *Screening exception.* Unscreened open storage is only permitted within the rear yard of properties within the I Industrial District and is not permitted within side yards or within 60 feet of a residential use.
- (4) *Refuse storage.* Refuse storage areas, not within a screened rear service area that are visible from a public right-of-way for all nonresidential, multiple-family and manufactured home park uses shall be visually screened by a six-foot solid masonry wall on all sides except the side used for garbage pickup service, such side shall provide a gate.
- (5) *Mechanical equipment.* All nonresidential uses shall screen all mechanical, heating and air conditioning equipment from public view and/or adjacent residential property. Public view is considered any area that can be seen from a public street.
- (6) *Nonresidential barbed wire fences prohibited.* Barbed wire, razor wire, and concertina wire fences are prohibited in the city.



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a.

Exception. Barbed wire strands may be placed on top of permitted fences and screening around public utilities facilities (such as substations and transformer stations) or as part of security devices for the restraint of persons being detained by the city or other governmental law enforcement agency for criminal violations.