



SCREENING & FENCING PERMIT ISSUANCE PROCEDURES

- 1) Complete all parts of the Screening and Fencing Application Form.
- 2) Turn in the Screening and Fencing Application Form along with all of the required forms listed on the Screening and Fencing Application Form under Submittal Requirements.
- 3) Please list on a separate sheet of paper your subcontractor's company name, address and phone number. A copy of their trade license and insurance is required to be submitted with application.
- 4) Upon receipt of the required paperwork, the application will be reviewed by the Building Official. The Building Official will check for compliance with the Town of Lakeside codes.
- 5) After the Building Official approves the application, then staff will contact the applicant to pick up the permit.
- 6) Payments of permit fees are due at the time the permit is issued.
- 7) The Permit is issued.

Permit Application Date: _____

Screening Devices and Fencing Regulations - A Town Permit Application must be completed and filed for review and approval. Existing fencing and walls are exempt from regulation. However, upon increasing the total foot print of the fence by 50% or more shall require compliance as new construction.

Plans can be hand drawn or computer generated and must show:

- Permit Applications **MUST** include a plat copy and drawing indicating construction location details of proposed structure.

Site Plan must show:

- Any Easements

- No screening element shall be placed which would interfere with the installation or maintenance of any public utility line, service or drainage way, within the easements reserved therefore.

- Distance from side and rear property lines

- No screening element shall be placed beyond the front or side street building line of any permitted building, either on a corner lot or interior lot. Fences may be constructed to the street property line upon approval of the ZBA.

- The total square footage of the land

- Description of materials to be used

- The screening wall must be compatible in color and finish with the principal building(s) and or existing screening walls

- Must be no less than 6ft in height, not over 6ft in height

- Proposed fence (on a corner lot) does NOT impede vision between a height of two and one-half and ten feet above the centerline grades of the intersection streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 25 feet from the pint of intersection.

- Proposed fence (on interior lot) in any district, nothing shall be allowed as to materially impede the vision or in any way create a traffic hazard to motorists entering or exiting any public highway, street, alley or private street or driveway from or to adjacent private property.

- Wood panel fences shall be constructed so that the support rails are located on the inside of the lot and the panel is located on the outside of the lot, to present a "smooth side out" appearance to the fence. Shall be constructed with metal poles or masonry column.

All items above must be met before acceptance of Screening Devices and Fence Permit Application.

Date of Building Inspector Site Plan Review: _____

Name of Building Inspector Conducting the Review: _____

Approved Permit Application

Denied Permit Application

Comments:

Building Inspector's Signature

IBC

105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet (11.15 m²).
2. Fences not over 6 feet (1829 mm) high.

§ 151.028 SCREENING DEVICES AND FENCE REGULATIONS.

(A) *Screening requirements.* The intent of this section is to provide for visual screening between land uses of different character and to establish requirements for the installation and maintenance of screening devices to enhance the community's aesthetic qualities. A screening device shall be a solid, opaque, brick, stone or decorative block masonry wall, not less than six feet in height, measured at the highest finished grade. Screening devices may be of metal construction and wrought iron. Live shrubs the height of the fence or wall may also be incorporated with wrought iron to produce an opaque screen. Construction and location details of the required screening devices shall be shown as part of the site plan for all multifamily and nonresidential uses and as part of the final plat construction plans for all single-family residential uses. The screening wall shall be compatible in color and finish with the principal building(s) and or existing screening walls. The required screening wall shall be constructed prior to any building permits being issued for single-family residential subdivisions and before issuance of a certificate of occupancy for non-single-family developments. For the purpose of this section, **SINGLE-FAMILY RESIDENTIAL SUBDIVISION** shall be defined as a subdivision containing two or more lots.

(1) *Applicability.* These screening regulations shall apply to all new construction. Existing fences and walls shall be exempt from regulation. However, upon increasing the total footprint of structures by more than 50%, shall require compliance with this section as being new construction.

(2) *Relief.* The Town Council may, upon recommendation by the Planning and Zoning Commission, waive the screening requirement in part or in total upon demonstration by the applicant that such relief is merited.

(3) *Single-family residential screening requirement.* All new construction, as of the effective date of this chapter, single-family detached and attached residential subdivisions adjacent to major thoroughfares, as identified on the Lakeside Thoroughfare Plan, shall be screened from the street. This includes all lots backing or siding on a thoroughfare. A screening wall is also required where an alley is parallel to and adjacent to a public street. Where single-family lots side on a major thoroughfare, a combination of masonry and wrought iron design may be considered if the non-masonry material does not exceed 40% of the surface of the screening wall. If using a combination of wrought iron and masonry, an evergreen shrub, achieving a six-foot height within one year of planting, shall be planted on the interior side of the wrought iron portion of the wall.

(4) *Screening wall articulation.* Screening walls adjacent to thoroughfares or collector streets shall be constructed to the following standards:

- (a) Off-sets shall be provided every 100 feet or less;
- (b) Off-sets shall be designed to be located at lot line intersections;
- (c) Off-sets shall be a minimum of three feet in depth and eight feet in length;
- (d) Live plant materials shall be incorporated in the design of the off-sets;
- (e) Off-set sections of the screening wall may be constructed of alternate non-masonry materials such as ornamental iron; and

(f) A five-foot perimeter screening wall and landscape easement shall be dedicated for the perimeter improvements.

(5) *Screening wall between single-family and multifamily zoning districts.* As of the effective date of this chapter, there shall be constructed a structural screening wall of not less than six feet in height along any portion of multifamily residential zoning districts, which adjoins any single-family detached and attached zoning district, mobile home park or mobile home subdivision.

(a) The construction of the screening wall is the responsibility of the multifamily property owner. However, if a single-family residential subdivision is being constructed adjacent to an existing multifamily use, with no screening wall in place, the construction responsibility will shift to the single-family residential developer/owner.

(b) A combination of masonry and wrought iron design may be considered if the non-masonry material does not exceed 40% of the surface of the screening wall. If using a combination of wrought iron and masonry, an evergreen shrub, achieving a six-foot height within one year of planting shall be planted on the interior side of the wrought iron portion of the wall.

(6) *Screening wall between commercial and residential uses.* There shall be constructed a screening wall of not less than six feet along any portion of an office use and a screening wall of not less than eight feet along any portion of a commercial, retail, industrial or warehouse use, which adjoins any portion of a single-family detached or attached residential, multifamily residential, mobile home park or mobile home subdivision zoning district.

(a) The construction of the screening wall is the responsibility of the commercial or industrial property owner. However, if a single-family residential subdivision or a multifamily residential use is being constructed adjacent to an existing commercial or industrial use with no screening wall in place, the construction responsibility will shift to the residential developer/owner.

(b) Screening requirement for institutional uses (schools and churches, etc.) in commercial zoning will be considered on a case-by-case basis.

(7) *Screening wall requirement for manufactured housing parks and subdivisions.* All manufactured housing parks and subdivisions shall be screened by a screening wall of not less than six feet in height on all sides.

(a) The construction of the screening wall is the responsibility of the mobile home park or subdivision property owner. However, if a single-family residential subdivision is being constructed adjacent to an existing manufactured housing park or subdivision with no screening wall in place, the construction responsibility will shift to the single-family residential developer/owner.

(8) *Screening requirement for outside storage.* In all zoning districts where outside storage of equipment, material, goods and supplies is allowed, all outside storage shall be screened from the view of any adjacent public street by a screening wall not less than eight feet in height.

(a) Any portion of the storage yard adjacent to or fronting a street shall be screened with an eight-foot decorative fence.

(b) Materials and supplies may not be stacked higher than the height of the fence.

(c) Other portions of the storage yard not adjacent to or fronting a street may be fenced with a solid, opaque fence.

(d) This provision does not apply to display of goods for sale incidental to a retail use, plant nursery, sales and rental of motor vehicles, mobile homes, boats or trailers.

(F) *Fencing requirements.*

(1) On a corner lot in any district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to materially impede vision between a height of two and one-half and ten feet above the centerline grades of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines 25 feet from the point of the intersection.

(2) On an interior lot in any district, nothing shall be erected, placed, planted or allowed to grow in

such a manner as to materially impede the vision or in any way create a traffic hazard to motorists entering or exiting any public highway, street, alley or private street or driveway from or to adjacent private property.

(3) No screening element shall be erected or placed which would interfere with the installation or maintenance of any public utility line, service or drainage way, within the easements reserved therefor.

(4) Garbage, refuse and trash collection and storage areas in non-residential districts shall be fully enclosed by a suitable screening element of not less than six feet in height.

(5) Electric fences are expressly prohibited in all districts except those where agricultural and related principal activities are permitted, provided such fences shall be plainly marked at appropriate intervals as to the nature thereof.

(6) Barbed wire fences used in conjunction with permitted agricultural uses and activities in the agricultural zoning district are permitted, provided the building official deems there is no safety hazard related issues associated with said fence. Barbed wire fencing is expressly prohibited in all other zoning districts.

(7) Razor wire fencing, or other similar material, is strictly prohibited in residential zoning districts. When used in other districts, razor wire fencing must be a minimum of eight feet in height.

(G) Fences in residential districts.

(1) Screening elements and fences shall be restricted to a maximum height of six feet, measured from the adjacent grade line, except as otherwise allowed in this section. Fences may be permitted to be constructed to heights exceeding six feet by special exception as approved by the Zoning Board of Adjustment.

(2) Garbage, refuse and trash collection and storage areas in any multifamily development, mobile home development or other nonresidential use permitted in a residential district shall be fully enclosed on three sides by a dense screening element to adequately screen such area from view of the surrounding area.

(3) No screening element or fence shall be erected, placed or planted beyond the front or side street building line of any permitted building in a residential district, either on a corner lot or interior lot. Fences may be constructed to the street property line upon approval of a special exception by the Zoning Board of Adjustment. Fencing located on or behind the building line shall not exceed six feet in height.

(4) Fences may always be permitted on the side property lines of interior lots, provided drainage easements and other rights-of-way are not conflicting with the fence location.

(5) Wood panel fences shall be constructed such that the support rails are located on the inside of the lot and the panel is located on the outside of the lot, so as to present a "smooth side out" appearance to the fence. And shall be constructed with metal poles or masonry column.

(6) Chain link fences shall be permitted in residentially zoned districts.
(Ord. 312, passed 6-22-2010)



APPLICATION FOR A SCREENING DEVICES & FENCING PERMIT

Town of Lakeside
9830 Confederate Park Rd.
Lakeside, TX 76108
PH 817 237-1234 ext. 307
Fax 817 238-9187

SUBMITTAL REQUIREMENTS: Submit 3 sets of the following forms as applicable with this application: Site plan, location of easements, marked property lines, and type and color of material being used.

Property Information

Address:

Tract(attach metes & bounds description) SUBDIVISION: _____ ZONING: _____

Property Owner Information

Company Name:

Agent/Homeowner:

Phone No:

Mail Address:

Fax No.:

City:

State & Zip Code:

Email:

Builder/Contractor Information

Company Name:

Contact Name:

Phone No:

Mail Address:

City:

State & Zip:

Fax No:

Preferred Method of Contact?

Email:

Class of Work (Choose Only ONE of the following)

Circle One: **New** **Addition** **Remodel/Alteration** **Demolition**

Description of Work

Specific Information

Fence Height:

Fence Material:

Fence Color:

VALUE OF WORK \$

NOTICE: Unless otherwise noted on permit, this permit becomes null and void if work or construction authorized is not commenced within 90 days, or if construction or work is suspended or abandoned for a period of 90 days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other State or local law regulating construction or the performance of construction. The issuance of a permit neither exempts nor modifies any covenants, deed restrictions, Town ordinances or State or Federal Laws, whether herein specified or not.

Signature of Applicant:

Date:

OFFICE USE ONLY

Date Received:

Date Approved:

By:

Valid Thru:

Permit Fee: \$

Permit Application #: