

Fences in Residential Areas:

1. Any person wishing to construct a new fence shall make written application for a permit on forms provided by the City. The permit application shall be accompanied by a site plan showing the location of the fences on the property.
2. Any person replacing more than 50 percent of a fence shall make written application for a permit on forms provided by the City. The permit application shall be accompanied by a site plan showing the location of the fences on the property.
3. The permit fee for a fence shall be \$25.00.
4. Any fence or wall located to the rear of the minimum required front yard line shall not exceed eight feet (8') in height.
5. Except as provided by (5.) below, no fence or wall shall be permitted in front of any single family or townhouse structure except platted lots within the Rural Residential or Single Family Estate district or lots greater than 1 acre in area where the fence may be constructed to the front property line. No fence shall be erected in any front yard or side yard which is adjacent to a public street. No residential fence shall be closer than twenty feet (20') to a public street except in cases where the side or rear building line of the yards on continuous corner lots adjoin the fence may be constructed out to the property line of said side yard.
6. Decorative fences with openings not less than fifty percent (50%) of the fence area and not exceeding three feet (3') in height are permitted in front yards. Chain link, woven wire mesh or similar materials are not considered decorative fencing.
7. No barbed wire or high voltage electrical fencing shall be allowed except as used for farm or ranching purposes on undeveloped land over three (3) acres in size.
8. Gates designed for vehicular access shall be set back from the property or right-of-way line a minimum of twenty feet (20'), and shall have gates designed to swing inward and away from the property or right-of-way line. If gates are to be of the sliding type, they shall operate (i.e., slide) fully within the property into which the gates give access, and they shall not encroach (i.e., project or slide over) any neighboring property line or street/alley right-of-way line.
9. Fences around swimming pools shall comply with Appendix G of the current adopted International Residential Code.
10. See Section 5.4.10 of the City of Cedar Hill Zoning Code for sight visibility requirements.
11. Special purpose fencing, such as fencing around tennis courts, is permitted.
12. **Appeals and Exception to the fence regulations.**

Appeals and exceptions to these regulations shall be heard by five (5) or more members of the Building Appeals and Advisory Board. The building official shall be ex officio member and shall act as staff to the Board. The Board shall have the authority to adopt reasonable rules and regulations for the enforcement of the fence regulations. The Board may consider appeals from a decision of the Building Official on a fence permit, and may grant exceptions on the basis that the application of such regulations and/or standards will, by reason of exceptional circumstances or surroundings, constitute a practical difficulty or unnecessary hardship.

1. Required Information

The applicant shall first file a written application for exception form furnished by the Building Inspections Department. Every such application shall contain the following information:

- a. Name, address, and telephone number of the applicant.
- b. Name, address and telephone number of the owner of the property on which fence will be located.
- c. A site plan showing the fences location on the property.
- d. Pay application fee of \$150.00.

2. Quorum

All cases brought before the Board, under this ordinance, must be heard by no less than five members. A majority vote of the members is required to grant a variance of this ordinance or to overrule any decision or interpretation made under this ordinance by the Building Official.

3. Board Decisions

The decisions of the Board shall be final.