

# Fences

## In Residential Zones



### Fence Construction in a Residential Neighborhood

The Dallas Development Code (DDC) and the Dallas City Code (DCC) regulate construction of fences in residential neighborhoods inside the city limits of Dallas. This information is not intended to replace the regulations found in the DDC or the DCC.

### Materials for Building a Fence

Permitted fencing materials include weather-treated wood, untreated cedar and redwood, metal, vinyl, and composite materials designed for use as fencing. Stone, masonry block, and formed-in-place concrete are acceptable materials that are subject to review prior to construction. Non-invasive evergreen plants and single-trunk trees can be used as screens or buffers.

### Permits and Applications

<b>Type 1 Planning Application:</b>	Installation of all new fences requires approval by the City of Dallas Planning Department via a ZONING COMPLIANCE APPLICATION prior to construction.
<b>Building Permit Application:</b>	All solid fences exceeding seven (7) feet in height, and open metal fences exceeding eight (8) feet in height require a BUILDING PERMIT APPLICATION prior to construction.
<b>Structure in Right-of-Way Permit:</b>	When a fence or retaining wall encroaches into the public right-of-way (ROW), an ENCROACHMENT PERMIT must be obtained from Public Works.

### Height and Placement Restrictions

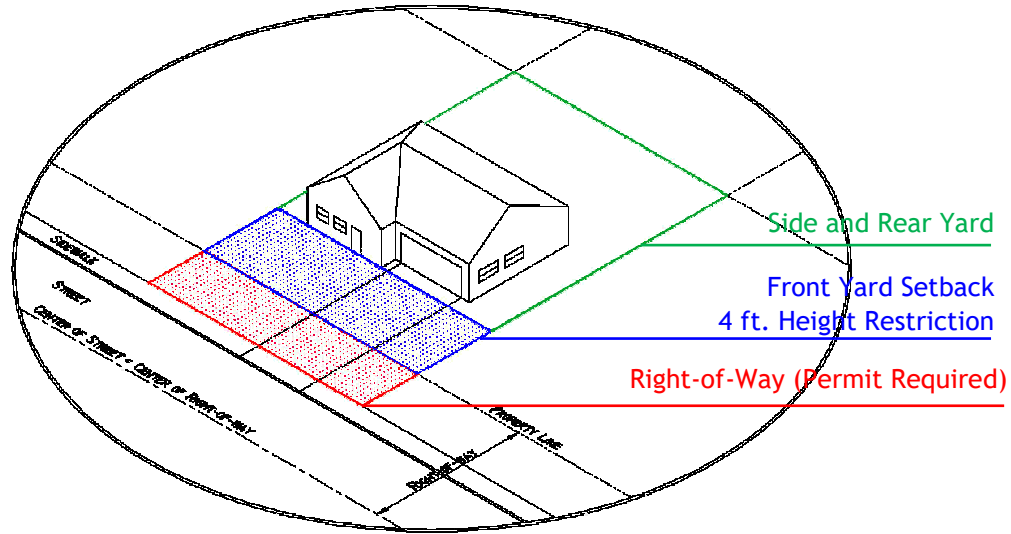
**Maximum Height:** The height of fences and walls within a front yard setback shall not exceed four (4) feet as measured from the grade closest to the street. One arbor, gate, or similar garden structures not exceeding eight (8) feet in height and six (6) feet in width is allowed within a front yard. Vegetation screens or buffers can be used with non-invasive evergreen plants that are kept to a height of no more than eight (8) feet and single-trunk trees without any height restriction. Standard fence height in side and rear yards is 7 feet. Fences exceeding seven (7) feet in height may be built once a building permit is obtained.

**Placement:** All setbacks, visual clearance, and right-of-way restrictions need to be adhered to with the placement of the fence (see reverse side of this brochure).

### More Information

Please discuss your project with City of Dallas Planning staff at 503.831.3574 to ensure your plan complies with all current development standards. The current codes are available on our website at [www.dallasor.gov](http://www.dallasor.gov). *And remember to always call 8-1-1 before you dig.*

# Fence Placement In Residential Zones



## Setbacks for Fence Construction

Structures shall not encroach into easements or visual clearance areas and must follow special setbacks for planned street improvements as outlined in the Dallas Development Code. Standard setback requirements for fences in residential neighborhoods take into account the land use district where the property is located, the type of street fronting the property and if it is a standard or non-standard right-of-way (ROW). Setbacks are measured from the property line unless otherwise noted.

### Front Yard Setbacks for Fences (4 ft. Height Restriction)

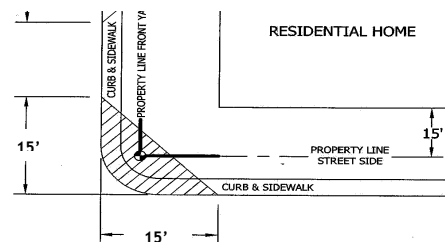
Residential Home Fronting a:	Residential Low Density (RL)	Residential Medium Density (RM)	Residential High Density (RL)
Local Street with Standard ROW	15 ft	12 ft	12 ft
Collector or Arterial Street with Standard ROW	20 ft	20 ft	20 ft

### Side and Rear Yard Setbacks for Fences

Side and rear yard fencing can be placed along the property line unless there is an easement or visual clearance restriction. In some instances, a Structure in Right-of-Way permit is required (see below).

### Visual Clearance Areas

No visual obstruction (e.g., sign, structure, solid fence, or shrub vegetation) between three (3) feet and eight (8) feet in height shall be placed in "vision clearance areas" on streets, driveways, alleys, or mid-block lanes where no traffic control is provided. The minimum vision clearance is generally 15 feet measured along the axis formed by the curbs where they meet the roadway and intersect each direction from the intersection unless modified by the City Engineer upon finding that more or less sight distance is required (see diagram on the right).



### Encroachment Permit

Installation of a structure on the public right-of-way requires an Encroachment Permit to be obtained through the City of Dallas Engineering Department. Obtaining a permit may require the property owner to provide notice to the utilities using the ROW and to sign and record an agreement at the Polk County Clerk's office agreeing to remove the structure at the property owner's expense when access needs to be obtained in the ROW.

### More Information

Contact the City of Dallas Planning Department at 503.831.3574 for questions about fences. Engineering staff at 503.831.3559 can answer questions about visual clearance areas and structure in right-of-way permits.