



DEVELOPMENT SERVICES DEPARTMENT FENCES

When is a fence permit required?

A fence permit is required to erect any fence on property within the city limits that has been platted in accordance with the City of Manor Subdivision Regulations and Zoning Ordinances.

When do I go to get a fence permit?

Fence permits may be obtained at the Development Services Department at the address indicated above.

How long does it take to get a fence permit?

Generally a fence permit is issued in within a day or so from receipt of the application.

What special regulations should I be aware of?

- All fences along a common property boundary shall be less than or equal to six (6) feet in height
- Fences less than or equal to eight (8) feet in height shall be allowed for impeding access to hazardous facilities including, but not limited to, electrical substations, swimming pools and chemical or equipment storage yards; where the slope of a line drawn perpendicular to the fence line averages twenty percent (20%) or more on either side of the fence of a distance no less than fifteen (15) feet; or where the fence forms a continuous perimeter around a subdivision and the design of said perimeter fence is approved by the commission.
- Fences less than or equal to three (3) feet in height shall be allowed in front yards. The legal front yard for corner lots is the side having the shortest frontage on either right – way, regardless of the direction the structure faces.
- No fence or other structure more than thirty percent (30%) solid or more than three (3) feet high shall be located within twenty-five (25) feet of the intersection of any rights-of-way.
- All fences shall be constructed to maintain structural integrity against natural forces such as, wind, rain and temperature variations.
- The finished side of all fences built to comply with these regulations shall face away from the screened object.
- Swimming pool enclosures have additional fence regulations and are required to be constructed up to four (4) feet in height. Additional fence requirements for pool fences can be found in the 2009 IRC.
- All fences must provide fire-fighting access and utility company access to the side and rear yard.
- Fences over the allowable height require approval of the Board of Adjustment

What do I need to submit for a Fence Permit?

Two copies of your survey or plot plan indicating the location and height of the fence. Where locations require special construction, indicate compliance the codes applicable to fences.

You should check with your Homeowners Association for any additional requirements that may be associated with deed restrictions.