



## ***City of Tom Bean, Texas***

### **Residential Fence/Retaining Wall Permits**

#### **Fences and Retaining Walls**

**When is a permit needed?** A permit is required for replacing the posts, changing the height, or moving a fence from its current location. A retaining wall that is over 4 feet in height, including the footings, requires a permit and an engineered design.

**What is needed to obtain a permit?** A plan review is required for all instances listed above. A permit fee is due upon permit issuance.

#### **What are the requirements for a Fence or Retaining Wall?**

1. Know your property, check survey stakes or have your property surveyed. Check your access routes.
2. Screening elements and fences shall be restricted to a maximum height of eight (8) feet, measured from the adjacent grade line.
3. No screening element or fence shall be erected beyond the front building line of any permitted building either on a corner lot or interior lot.
4. Fences shall not be placed over a utility easement. Fences placed over easements are subject to removal for repair. Replacement of the fence will be the responsibility of the property owner.
5. Utility meters shall not be fenced in without checking with utility company.
6. Fences or obstructions shall not be over 3 feet in height on a corner lot within 25 feet of a corner.
7. Check deed restrictions as to type of fence allowed. Check with neighbors prior to installing fence on property line.
8. Barbed wire fences used in conjunction with permitted agricultural and related activities and in industrial districts are permitted without restrictions, but are expressly prohibited in all other districts.
9. An Engineered stamped design is required for retaining walls over 4 feet in height (including the footings).

**Submittal documents:** Fill out a Residential permit application and submit (2) site plans which include the following: (You may use a copy of a survey of your lot and draw the above requirements.)

1. Location of main building on lot and all other structures on property.
2. Location of proposed fence or retaining wall on property.
3. Height of fence or retaining wall.
4. Construction material used.
5. All streets and alleys.