



# CITY OF TOM BEAN

## Residential Fence Permits/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?**

**What is needed to obtain a permit?** Fill out a residential permit application and submit a site plan showing location of fence on property. A permit fee is due upon permit issuance.

### **What are the requirements for a Residential Fence?**

- 24.9.1 Solid or Metal fences shall not be allowed in the required front yard in any district.
- 24.9.2 No fence or hedge shall exceed three feet (3') height in the required front yard in any district.
- 24.9.3 No fence shall be allowed in the required right of way,
- 24.9.4 No fence in a residential district shall exceed eight feet (8') in height.
- 24.9.5 Fences shall be constructed of customary urban fencing materials, with metal posts in concrete, and shall be aesthetically consistent with buildings and fences in the area.
- 24.9.6 In residential areas, barbed wire, razor wire electrified fencing or other hazardous material shall not be allowed in the construction of a boundary fence.
- 24.9.7 Every fence enclosure constructed under the provisions of this ordinance shall have at least one (1) gate in its perimeter.
- 24.9.8 All fences constructed under the provisions of this ordinance shall be maintained so as to comply with the requirements of this ordinance at all times. The chief building official may order the repair or removal of a fence if it is determined that said fence is in danger to the safety of the citizens of Tom Bean. Fences shall be repaired in compliance with the provisions of this ordinance.
- 24.9.9 Fence repair consideration shall be sixty percent (60%) of total fencing area.
- 24.9.10 When a non-residentially zoned lot or tract abuts upon a zoning district boundary line, dividing that lot or tract, an opaque wood fence or masonry fence having a minimum height of six feet (6') above the average grade of the residential property shall be constructed on non-residential. Property adjacent to the common side or rear property line. The exception may be granted for Property within the CBD – Central Business District, at the discretion of the City Council of Tom Bean.

**What are the requirements for a Retaining Walls:** An Engineered Stamped design is required for retaining walls over four feet (4') in height.

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

- \_\_\_\_\_ Location of main building on lot and all other structures on property.
- \_\_\_\_\_ Location of proposed fence or retaining wall on property.
- \_\_\_\_\_ Height of fence or retaining wall.
- \_\_\_\_\_ Construction material used.
- \_\_\_\_\_ All streets and alleys.