



City of Lorena

107-A S. Frontage Road Lorena, Texas 76655

(254) 857-4641 Fax (254) 857-4118

www.ci.lorena.tx.us

Residential Fences and Screening

Applicability

Where a fence, wall, screen, buffer or enclosure is erected, the following standards apply.

Repair to a fence, wall, screen, buffer or enclosure shall be defined as maintenance to a fence where replacement of material does not change the scope, location, or dimensions of the fence. Repairs shall be made using the same material or material with comparable composition, color, size, shape, and quality of the original fence to which the repair is being made.

Site Plan and Landscape Plan Required

A site plan and landscape plan must be submitted with the Building Permit application demonstrating compliance with the standards of this Section. In the case of an individual single family or two family residential lot, only a site plan will be required as part of the building permit process.

Fence, Wall and Screen Regulations for Single- and Two-Family Dwellings

- A. Front Setback. A fence, wall, screen, enclosure or similar barrier erected in the front setback of a single- or two-family dwelling as set forth in [Article 6](#) must not exceed thirty-six (36) inches in height above the adjacent grade.
- B. Chain linked fencing is prohibited within the front setback area.
- C. Behind Front Setback. A fence, wall, screen enclosure or similar barrier behind the front setback of a single- or two-family dwelling must not exceed eight (8) feet in height above the adjacent grade. Wood fences must be designed and built per the specifications for wood fences in this Section 9.5.1 ©. Chain link fences must be built to specifications in Section 9.5.1 (D).

Screening Requirements for Residential

- A. Single Family or Two-Family Residential District and Uses perimeter screening adjacent to public streets:
 1. All new single family and two-family residential subdivisions shall be required to provide perimeter screening for lots whose rear or side yards face a public street.
 2. Required screening may consist of a six (6) foot masonry wall or may be constructed of a six (6) foot high wooden fence. All wooden fences shall be constructed in accordance with the specifications for wood fences as set forth in this Section. Perimeter wood fences shall be constructed with a top cap and bottom rail. Perimeter screening walls shall be located within a five (5) foot wide maintenance easement and shall be the responsibility of the homeowner's association for maintaining the screening wall. If there is no active homeowner's association, the maintenance of the wall shall be the responsibility of the property owner on which the wall is located. Perimeter wood fences shall be maintained and repaired by the property owner where the fence is erected.

3. On fences visible from a public street, wooden fence framing and posts must be placed to the interior of the lot so that they are not visible from the street.
4. Alternative screening plans may be considered by the City Council upon recommendation of the Planning and Zoning Commission. Alternative screening plans must demonstrate the purpose and intent of the regulations by providing materials and designs above and beyond the existing regulations.

Materials and Specifications for Fences

Allowed Materials for Fences, unless otherwise specified herein:

1. Plain or coated chain link (installed as manufactured, without affixing materials such as slats and tarps);
 2. Fiberglass composite (manufactured for fencing);
 3. Latticework that does not exceed two (2) feet in height and is anchored as a design element at the top of a six (6) foot tall fence;
 4. Tubular aluminum;
 5. Tubular steel;
 6. Wrought iron or similar decorative metal;
 7. Wood planks;
8. Support poles made of metal or wood;

Prohibited Materials. Permits shall not be issued for materials not manufactured specifically for fencing, such as fibrous masonry products, landscape timbers, railroad ties, latticework panels, plywood, corrugated steel panels, metal sheets, vinyl panels or pickets or fiberglass panels.

Specifications for Wood Fences:

1. Fence planks or panels must be at least five-eighths (5/8) inches in thickness. Planks and panels shall be made of Cedar or Redwood or treated Pine.
2. Fence planks or panels must have at least a one (1) inch gap between the ground and the wood to prevent rotting and decay.
3. All vertical posts must be two and three eighths (2 3/8) inch minimum outside diameter standard pipe gauge galvanized steel or a minimum four (4) by four (4) treated wood post as described in C (1) above.
4. Vertical posts spacing shall be no greater than eight (8) feet on center or less and shall be set in concrete post footings. The minimum depth of concrete post footings shall be twenty-four (24) inches for fences that are six (6) feet in height and thirty-six (36) inches for fences that are eight (8) feet in height.
5. Fences that are six (6) feet in height shall have three (3) horizontal stringers. Fences that are greater than six (6) feet in height shall have four (4) horizontal stringers. The top stringer shall be positioned no more than eight (8) inches from the top of the vertical slats/planks to prevent warping.
6. All materials shall be securely fastened (i.e. vertical boards/slats/planks to horizontal stringers; stringers to vertical posts) and be free from rot, rust, vandalism and other sources of decay.

Specifications for Chain Link Fences

1. Chain link fences are required to have a top rail, bottom guide wire, and traditional chain link hardware;
2. A minimum 2.377-inch diameter corner post, footed in concrete, at least three (3) feet into the ground. A minimum 1.58-inch line/terminal post shall be used.
3. Chain link fence posts shall be spaced evenly not to exceed ten (10) feet.

Repair and Maintenance:

1. All fences shall be maintained by the property owner.
2. It shall be unlawful to maintain a fence in such a manner as to allow:
 - a. Any portion of a fence to lean at an angle from the vertical plumb any greater than five (5%) percent.
 - b. Missing, loose, or broken posts, pickets, slats or panels in a fence or rusting, peeling or blistering paint or other surface damage.
 - c. Symbols, writings, and other graffiti on a fence except for those which are permitted as signs under the City of Lorena Code of Ordinances or which pertain to the address or occupancy of a property.
 - d. Any portion of a pre-existing chain-link fence to be curled, cut through, bent or peeled apart, to become unattached from the framing poles, or for the framing poles to be bent or become unattached from each other.
3. All fences shall be kept in good repair, shall be maintained so that they shall test plumb and square at all times, shall not be propped up to maintain the required vertical plane of any portion, shall not create blight, and shall be maintained close enough to surface grade to prevent intruder or animal passage. Dilapidated fences shall be repaired or replaced in accordance with provisions of this section.
4. Broken, damaged, removed or missing parts of a fence shall be replaced or repaired within ten (10) days upon receipt of notice from the City with the same material, or material with comparable composition, color, size, shape and quality of the original fence to which the repair is being made.
5. If a fence is deemed nonconforming and the nonconformity is destroyed, damaged or deteriorated to the extent that the cost to reconstruct or rebuild such nonconformity exceeds fifty (50%) percent of the fence's replacement cost, the nonconformity may not be reconstructed or rebuilt except to conform with the provisions of this Ordinance.
6. For nonconforming fences which are destroyed, damaged or deteriorating, meeting the provisions within Section 9.5.1.C.2 above, repair or reconstruction of existing fences shall be of the same or similar materials as the original fence being repaired or reconstructed and not building permits shall be required.

Other Easements. Fences and walls shall not be constructed within any portion of a utility or drainage easement unless specifically authorized by the City Manager or his/her designee and by any other applicable utility provider(s).



City of Lorena
 107-A S. Frontage Road
 Lorena, Texas 76655
 (254) 857-4641 Fax (254) 857-4118

Residential Permit Application

Building Permit Number: _____ Valuation: _____
 Project Address: _____ Zoning District: _____
 Lot: _____ Block: _____ Subdivision: _____
 Project Description: NEW SFR SFR REMODEL/ADDITION SPECIFY OTHER: _____
 PLUMBING MECHANICAL ELECTRICAL
 ACCESSORY BUILDING LAWN IRRIGATION SWIMMING POOL FENCE
 Description of Work: _____
 Area Square Feet: _____
 Living: _____ Porch: _____ Covered Garage: _____ Total Sq. Feet: _____ Number of stories: _____
 IS THIS PROPERTY IN A FLOODPLAIN: YES No *If yes, provide Flood Plain Certificate*

Owner Information: _____
 Name: _____ Contact Person: _____
 Address: _____
 Phone Number: _____ Fax Number: _____ Mobile Number: _____

General Contractor	Contact Person	Phone Number	Contractor License Number
Mechanical Contractor	Contact Person	Phone Number	Contractor License Number
Electrical Contractor	Contact Person	Phone Number	Contractor License Number
Plumber/Irrigator	Contact Person	Phone Number	Contractor License Number

A permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. All permits require final inspection.

It shall be unlawful to use or occupy or permit the use or occupancy of any building or premises created, erected, changed, converted or altered or enlarged in its use or structure until a Certificate of Occupancy shall have been issued by the administrative official.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified or not. I have reviewed the Lorena Zoning Ordinance and the residential requirements. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Signature of Applicant: _____ Date: _____

OFFICE USE ONLY:

Approved by:		Date approved:	
--------------	--	----------------	--

Application Fee: _____
 Building Permit Fee: _____
 Water Tap Fee: _____
 Sewer Tap Fee: _____
 Water Impact Fee: _____
 Sewer Impact Fee: _____

Total Permit Fees: _____
 Received By: _____
 Date: _____

BV Project #: _____



City of Lorena
107-A S. Frontage Road
Lorena, Texas 76655
Phone: (254) 857-4641 Fax: (254) 857-4118
www.ci.lorena.tx.us

Bureau Veritas Contact Information

Permit Submittal

The permit documents and fees will be submitted to the city. Submittal documents should be complete to expedite plan review and permit issuance. Please contact the city for a complete list of permit submittal requirements.

Plan Review

Bureau Veritas will be conducting residential and commercial plan reviews. The applicant will be contacted by Bureau Veritas if revisions are needed. You may contact Bureau Veritas' Plan Review Department for the status of your permit at (817) 335-8111/(972) 980-8401/toll free (877) 837-8775.

Inspection Requests

Please contact Bureau Veritas to request inspection(s). Any of our permit technicians can assist you. Inspections requested by 5:00 pm Monday – Friday will be performed the next business day. Inspection requests can also be faxed to the Bureau Veritas office.

Inspection Request line: (817) 335-8111 Toll Free number: (877) 837-8775

Inspection FAX line: (817) 335-8110 Toll Free FAX line: (877) 837-8859

Inspection requests can also be emailed to:
inspectionstx@us.bureauveritas.com

Field Inspections

Inspectors assigned to your area can be contacted via cell phone. Please call the Bureau Veritas office at (817) 335-8111/(972) 980-8401/toll free (877) 837-8775 for your inspector's name and number.

We look forward to working with you to ensure that the community is provided with a safe and durable built environment.