



Code Enforcement Fencing Requirements

City Code of Ordinances Chapter 12, Article 12.100, Section 8.401

Fencing/Screening Requirements Within the City Limits of Corsicana

A) Any Mobile Home Park, Trailer Camp(s), or Trailer Subdivision(s) as defined in Chapter 12, Section 8-600 (may or may NOT be considered as a Planned Development District) will be required to have a proper screening wall to serve as a visual barrier.

Any required screening wall or fence must be constructed of masonry or with a concrete or metal frame supporting a permanent type wall, or fence material which does not contain openings constituting more than four (4) square inches in each one (1) square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence, and be free of any advertising.

B) Screening—Mobile Home Parks, Trailer Camps, Trailer Subdivisions subject to the following requirements:

A solid, opaque screening wall or fence of not less than six (6) feet in height, measured at the highest finished grade, shall be provided along all perimeter property lines of a Mobile Home Park, Trailer Camp, or Trailer Subdivision. Such mobile home park or subdivision shall be screened from any adjacent arterial thoroughfare in accordance with this ordinance.

C) Junk Yards and Salvage Yards, including Automobile Salvage Yards and Wrecking Operations, as well as Auto Storage are subject to the following requirements:

All outdoor storage shall be conducted entirely within a solid fence at least eight foot (8') in height with lockable gates. The fence or wall on any property line is expressly prohibited. Junk or salvage materials shall not be piled against the exterior of the fence. Junk or salvage materials shall not be stacked higher than the height of the fence, unless otherwise totally screened. Screening shall be provided around the perimeter of the property.

D) This legislation is designed to provide improved liability between different or dissimilar land uses by defining policy and standards regarding the placement, retention, or replacement of areas designated as screen borders or buffer areas. This legislation is further designed and intended to promote the health, safety, and welfare of the public by requiring screen to accomplish the following:

- 1) Reduce the transmission of noise, dust, and glare;
- 2) Lessen perceived visual pollution;
- 3) Create a greater sense of privacy;
- 4) Improve esthetics, by effectively landscaping a non-residential use.

E) Maintenance. All fences constructed within the city shall be maintained in a vertical position, and although functional, not create an unsightly condition that substantially detracts from the appearance of the neighborhood.

- (1) All fences must remain in good working order, and may not have any missing boards for more than a five-day period.



- (2) Fences are not allowed to obstruct the vision of motorists on the public street.
- (3) Fences must be upright, and maintain less than a 20% angle in any direction, or will be considered in violation.
- (4) Fencing materials not allowed within the City limits include: plywood, sheet metal, corrugated steel, fiberglass panel, or electric fences.
- (5) Barbed wire may be used only in agricultural or commercial uses. In commercial use, it may only be used on the top portion of fences for security purposes.
- (6) Razor wire will not be allowed in areas adjacent to or zoned R-1, R-2, R-3, R-4, F-1, MF-1, and MF-2.
- (7) For purpose of enforcement, these requirements apply to the exterior fence and do not apply to materials necessary for containment of animals inside fences.

F) Variances. Requests for variances to this ordinance will be considered by the City Council.

G) Permits. You will need to obtain a permit if you are building a new fence, or placing more than 25% of an existing fence. Permits for fences to be constructed may be obtained through the City of Corsicana Planning & Zoning department for the fee of \$10.00.

H) Penalty. Failure to comply with this ordinance shall be deemed a violation and the violator shall have a period of six (6) months to comply. Violators will be charged with a Class "C" Misdemeanor, and be subject to a minimum fine of \$400, not to exceed \$2,000 per occurrence. For the purpose of this section, each day during which there exists any violation of any provisions herein shall constitute a separate violation of such provisions.

I) For any land use of which it is determined by the Building Official that it is necessary to be screened from public view in order to protect the city's natural, scenic, historic, architectural or cultural resources a solid, opaque screening wall or fence not less than eight feet (8') in height, measured at the highest finished grade, shall be provided along all perimeter property lines. Appeals of the Building Official's decision will be considered by City Council as outlined in Section 8.401 (G).

(Ordinance 2387 adopted 8/3/04; Ordinance 2763 adopted 5/7/13)

City Code of Ordinances Chapter 12, Article 12.100, Section 15-100

Fence and Wall Regulations

In any residential district or along the common boundary between any residential or non-residential district where a wall, fence or screening separation is erected, the following standards for height and design shall be observed:

Height of fence or wall

- A. Any fence or wall erected on the property line and located in the rear of the minimum required front yard line as determined by the provisions of 9-104 shall not exceed eight (8) feet in height above the adjacent grade.
- B. No fence, screen, wall or other visual barrier shall be so located or placed that it obstructs the vision of a motor vehicle driver approaching any street, alley or drive intersection. At all street intersections clear vision shall be maintained across the lot for a distance of fifteen (15) feet back from the property corner along both streets.

Screening walls or visual barriers and open storage.



A. Any screening wall or fence required under the provisions of the Planned Development District shall be constructed of masonry or with a concrete or metal frame supporting a permanent type wall, or fence material which does not contain openings constituting more than forty (40) square inches in each one (1) square foot of wall or fence surface, and the surface of such wall or fence shall constitute a visual barrier. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence.

B. No open storage of commodities, materials or equipment for sale or display shall be permitted in any residential or office district. All commodities and materials offered for sale and displayed in the open in the NS, GR, C or I-1 District shall be located back from the minimum required front yard line. In the I-1 and PD Industrial Districts, no open storage operation shall be permitted except as an accessory use and all such open storage operations shall be located behind the main building and screened with a visual barrier as herein prescribed.

City Code of Ordinances Chapter 11, Article 11.200, Section 11.205 (B)

All residential developments with more than four (4) units, commercial, and industrial developments shall have a designated garbage containment area. All garbage containment devices, including but not limited to; dumpsters, garbage cans, trash containers, recycling bins, compactors, oil receptacles, and grease traps to be located within such a garbage containment area behind the building line, and enclosed.

1) If the topography or other conditions of the property will not allow for the containment area to be located behind the property, then the Planning & Zoning Manager, or his designee shall designate the location for the containment area.

2) The type of enclosure shall be a wooden fence, concrete masonry units, brick or other impenetrable material as approved by the City Manager or designated representative. Garbage containment areas shall abide by the following applicable standards as a minimum.

- a) Garbage containment areas shall be surrounded by an enclosure on three (3) sides, as set forth above.
- b) Such enclosure shall have a minimum height of six (6) feet or equal to the garbage containment device with the highest measurement if taller than six (6) feet, and shall be kept free of any advertising.
- c) All garbage containment devices shall be placed on a hard surface inside the containment area large enough to provide adequate support and allow for proper drainage.
- d) Garbage containment areas shall not be located on any required parking space.
- e) Garbage containment areas shall not be located any closer than five (5) feet to a lot line.