



SECTION 06 | LANDSCAPE CREDITS

Credits to the landscape requirements may be achieved as follows:

SUBSECTION 06.01: CREDIT FOR REQUIRED LANDSCAPE BUFFERS BETWEEN NON-RESIDENTIAL AND RESIDENTIAL USED OR ZONED LAND

The overall landscape requirement may be reduced by five (5) percent when the required landscape buffer between a non-residential or multi-family land use and a residentially zoned or used property is increased from 20-feet to 40-feet, and utilizes a berm along the entire length of the required landscape buffer. The length of the landscape buffer must be at least the length of the minimum lot depth of the zoning district for which the subject property is located as stipulated by [Article 05, District Development Standards](#).

SUBSECTION 06.02: CREDIT FOR REQUIRED LANDSCAPE BUFFER ADJACENT TO A PUBLIC STREET

The overall landscape requirement may be reduced by five (5) percent when the required landscape buffer adjacent to a public street is increased from ten (10) feet to 20-feet, and a minimum of two (2) Canopy Trees and four (4) Accent Trees are added per 100-linear feet of frontage. The landscape buffer shall also incorporate a *built-up* berm and/or shrubbery or a combination thereof along the entire length of the frontage. The berm and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches.

SUBSECTION 06.03: CREDIT FOR XERISCAPING/SMARTSCAPING

The overall landscaping requirement may be reduced by 2½% when the Director of Planning and Zoning or his/her designee determines that the standards stipulated by [Section 05.05, Xeriscaping/Smartscaping Standards](#), of this Article have been satisfied.

SECTION 07 | COMPLETION OF LANDSCAPING

SUBSECTION 07.01: IN ACCORDANCE WITH APPROVED PLANS

Except as otherwise provided in [Subsection 07.02](#), all landscaping must be completed in accordance with the approved *Landscape Plan* before a Certificate of Occupancy (CO) may be issued for any building on the lot; however, during drought or water emergency response stages the Director of Planning and Zoning or his/her designee can grant an applicant permission to delay the installation of required landscaping (independent of [Subsection 07.02](#)) upon receipt of a letter from the applicant stating that the landscaping will be installed by a specific date that is within a reasonable time period not to exceed six (6) months. The Director of Planning and Zoning may extend the agreement for successive terms if the City is still under drought or water emergency response stages.

SUBSECTION 07.02: ESCROW AND ASSURANCE

If, due to circumstances beyond the property owner's control, the required landscaping cannot be installed prior to completion of the building and if the property owner provides the Chief Building Official with documented assurance that the landscaping will be completed within six (6) months and the funds required to complete the project are placed in escrow with the City, the Chief Building Official may issue one (1), six (6)

month temporary Certificate of Occupancy (CO) and permit the property owner to complete his landscaping during the six (6) month period. For purposes of this subsection, "documented assurance" means a copy of a valid contract to install the landscaping in accordance with the landscape plan within the six (6) month period. The City shall hold the funds in escrow until such time as the landscaping is completed in accordance with the approved plan.

SUBSECTION 07.03: FORFEITURE OF ESCROW

If a temporary Certificate of Occupancy (CO) is issued under [Subsection 07.02](#) and, at the end of the six (6) month period, no permanent Certificate of Occupancy (CO) has been issued because the landscaping has not been installed in accordance with the landscape plan, the property owner shall be deemed in violation of this section, the funds placed in escrow shall be forfeited, and the City shall issue a citation for said violation, unless an extension is granted by the City Manager.

SECTION 08 | FENCE STANDARDS

SUBSECTION 08.01: FENCE PERMIT

No fence shall be constructed within the City without the owner or authorized agent of the owner having secured a permit from the Chief Building Official or his/her designee. A fence repair permit shall be required for the replacement of 25-feet or more of fencing and/or the replacement of five (5) or more posts. The Chief Building Official or his/her designee shall establish and maintain an application for a fence permit that can be utilized for the purpose of issuing fence permits. The fees for such permits shall be established by resolution by the City Council.

SUBSECTION 08.02: GENERAL FENCE STANDARDS

The following general fencing requirements shall apply for all residential and non-residential fences:

- (A) *Projections*. No fence guy wire, brace, light standard, sign, vee arm barbed wire base and arm, or any structure attached to a fence shall protrude over any property line.
- (B) *Material Requirements*. Unless otherwise provided for in this section [*i.e.* [Section 08, Fence Standards](#)], the following material requirements shall apply to all residential and non-residential fences:
 - (1) Permitted fencing materials are limited to wood pickets, vinyl coated chain link, wrought iron, decorative metal (*i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish*), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner.
 - (2) Steel pipe shall be allowed for residential fences as specified in [Subsection 08.03\(C\)](#).
 - (3) Barb wire fences may be used without restrictions when in conjunction with an agricultural related land use; however, no barbed wire fence shall be located on any property that is zoned or used as a residential property. In areas where barbed wire fences are allowed, arms or base and arms with barbed wire shall not have more than three (3) stands a fixed to the arm or base and arm. Constantine or razor wire is prohibited.



Any projection of an arm or base for the purpose of affixing barb wire will be considered a part of the fence for the purposes of determining the maximum height.

- (4) It shall be unlawful for any person to construct or maintain any electrical fence or electrical attachment to a fence.
- (5) Precast, smooth face CMU, and corrugated or *R-Panel* fencing shall be prohibited.
- (6) Solid wood fencing exceeding 48-inches in height shall be constructed using metal posts set in concrete, or brick, stone or a combination of brick and stone columns.

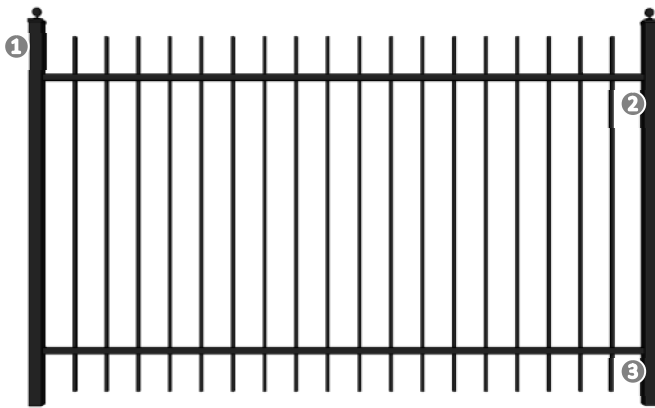
(C) General Fence Details. Unless otherwise specified in this section, fences constructed in the City of Rockwall shall generally conform to the following minimum fence details:

(1) Wood Fences.



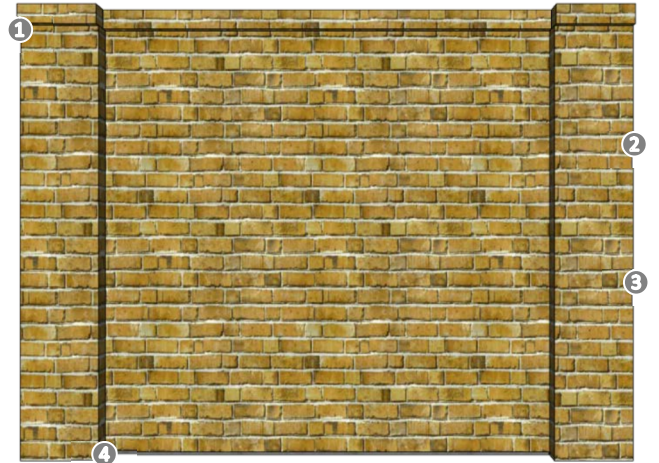
1: Top Rail; 2: Galvanized or Stainless-Steel Post (Recommended Minimum of 2.375"); 3: Stinger Board (Recommended Minimum of 2" x 3"); 4: Minimum 1/2" Wood Screen.

(2) Wrought Iron Fence.



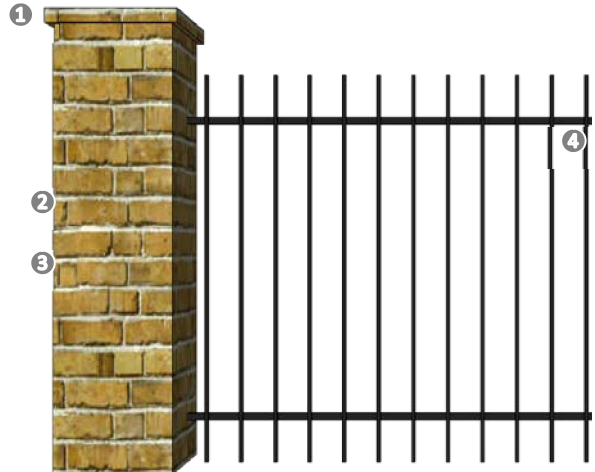
1: Painted or Powder Coated with a Decay Resistant Paint; 2: Top Rail; 3: Bottom Rail.

(3) Masonry Wall.



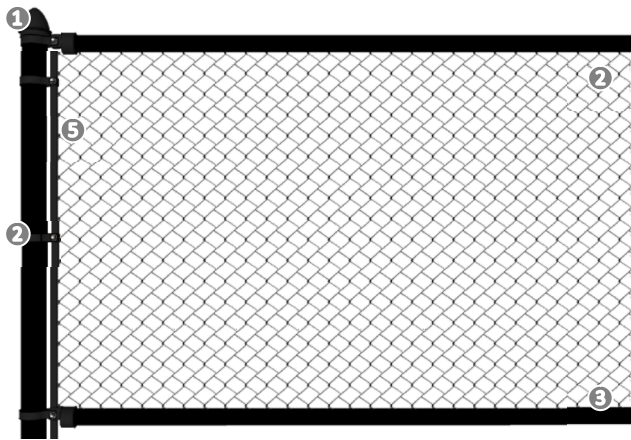
1: Rowlock Cap; 2: Running Bond; 3: 3/8" Tooled Joints (Typical); 4: Concrete Footing/Mow Strip.

(4) Fence with Masonry Columns.



1: Rowlock Cap; 2: Running Bond; 3: 3/8" Tooled Joints (Typical); 4: Wrought Iron or Board-On-Board Wood Fence.

(5) Vinyl Coated Chain-Link Fence.



1: Post Cap; 2: Top Rail; 3: Bottom Rail; 4: Tension Band; 5: Tension Bar.

(D) Fence Height Requirements. All fence heights shall be measured vertically from the inside natural or mean grade elevation of the yard, and shall adhere to the following height requirements:

- (1) Residential fencing shall have a maximum height of eight (8) feet.
- (2) Non-residential fencing shall have a maximum height of 12-feet.

(E) Temporary Fences. The Chief Building Official or his/her designee may permit temporary fencing for the purpose of protecting or securing a construction site. The temporary fences duration of use, location, height, and materials of the temporary fence shall be stated in the request to the Chief Building Official or his/her designee. Barbed wire fencing may be permitted for temporary use; however, Constantine or razor wire is prohibited.

SUBSECTION 08.03: RESIDENTIAL FENCES

(A) Fence Standards for New Subdivisions. All individual residential fencing and walls proposed for new subdivisions shall be architecturally compatible with the design, materials, and colors of the primary structure or structures on the same lot or within the subdivision, and meet the following minimum standards:

- (1) Solid Fencing. All solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of 1/2-inch or greater in thickness. Fences shall be *board-on-board* panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the *public side* (i.e. facing streets, alleys, open space, parks, and/or neighboring properties). All posts and/or framing shall be placed on the *private side* (i.e. facing towards the home) of the fence. All wood fences shall be smooth-finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall

FIGURE 15: CORNER LOTS

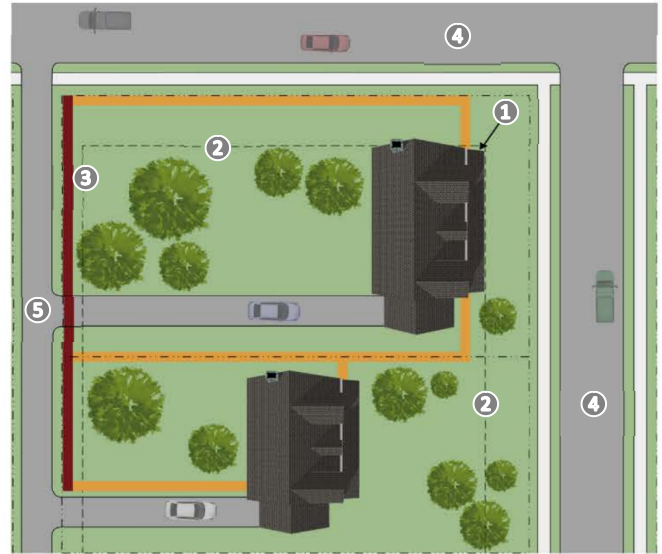


FIGURE 16: FENCES BACK TO A STREET

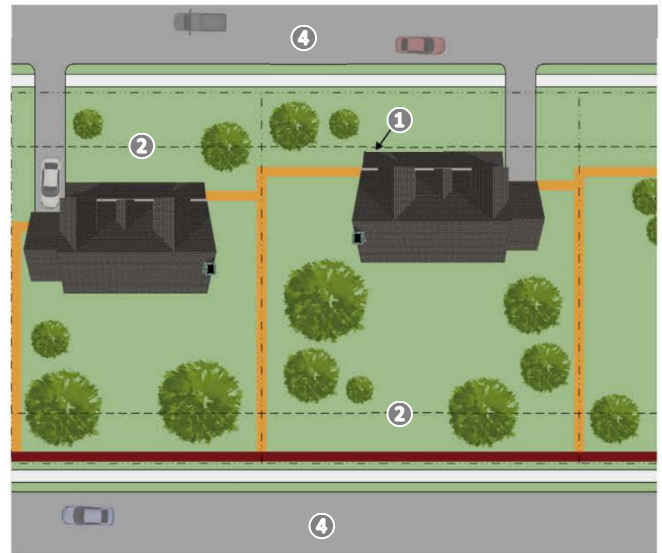
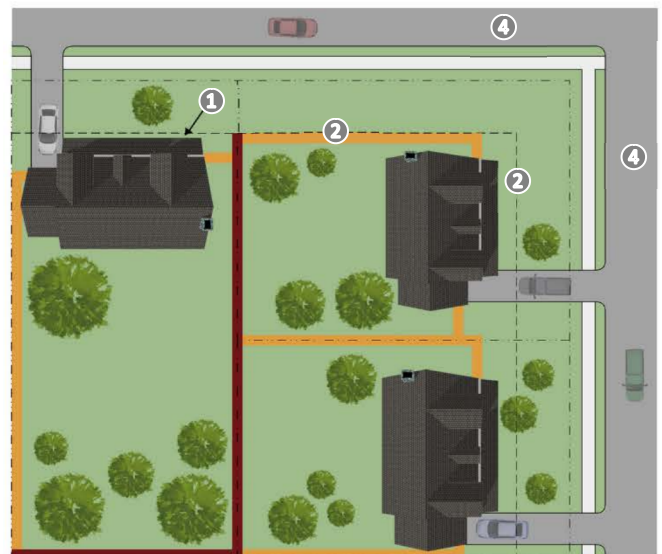


FIGURE 17: FENCES BACKING TO A SIDE YARD



1: PORCH; 2: 20-FOOT BUILD LINE; 3: TEN (10) FOOT BUILD LINE; 4: STREET; 5: ALLEYWAY; REAR YARD FENCE; SIDE YARD FENCE



incorporate a decorative top rail and/or cap detailing the design of the fence.

- (2) **Transparent Fencing.** All transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height. Transparent fencing is required adjacent to all perimeter roadways (i.e. along the perimeter of the subdivision), abutting open spaces, greenbelts and parks.
- (3) **Corner Lots.** Corner lot fences (i.e. adjacent to a street, open space, or parks) shall provide masonry columns at 45-foot off center spacing that begins at the rear of the property line. A solid cedar board-on-board panel fence that is a minimum of six (6) feet in height and a maximum of eight (8) feet in height shall be allowed between the masonry columns along the side and/or rear lot adjacent to an interior street. The fence shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.
- (4) **Perimeter Subdivision Fencing.** Perimeter subdivision fencing shall be constructed of six (6) foot tall tubular steel or wrought-iron type fencing with masonry columns, landscaping, and entry features. All common areas and perimeter subdivision fencing shall be maintained by a Homeowner’s Association (HOA) as specified in the City’s subdivision regulations.
- (5) **Exceptions.** The Planning and Zoning Commission may consider alternative materials that are permitted by [Subsection 08.02\(B\)](#) (e.g. vinyl or split rail fencing) or alternative screening for perimeter fencing (e.g. earthen berms with landscaping) on a case-by-case basis at the time of preliminary plat and/or site plan for all new residential subdivisions. These exceptions will *not* be subject to the approval criteria and voting requirements stipulated by [Section 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures](#).

(B) **Fence Standards for Existing and Infill Single-Family and Duplex Properties.** All fences being proposed in established residential areas (i.e. established single-family or duplex subdivision or areas) -- that are not regulated by a Planned Development District ordinance -- shall be architecturally compatible with the design, materials, and colors of the existing fences in the area; however, the following minimum standards shall apply to all fences requiring a fence permit in these areas:

- (1) **Solid Fencing.** All solid fencing shall be constructed utilizing standard cedar fencing materials (spruce fencing is prohibited) that are a minimum of ½-inch or greater in thickness. Fences shall be constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side and all posts and/or framing shall be placed on the private side when adjacent to a public street (excluding alleyway), open space, public park, and/or neighboring properties. Painting a fence with oil or latex based paint shall be prohibited.

FIGURE 18: THROUGH LOTS

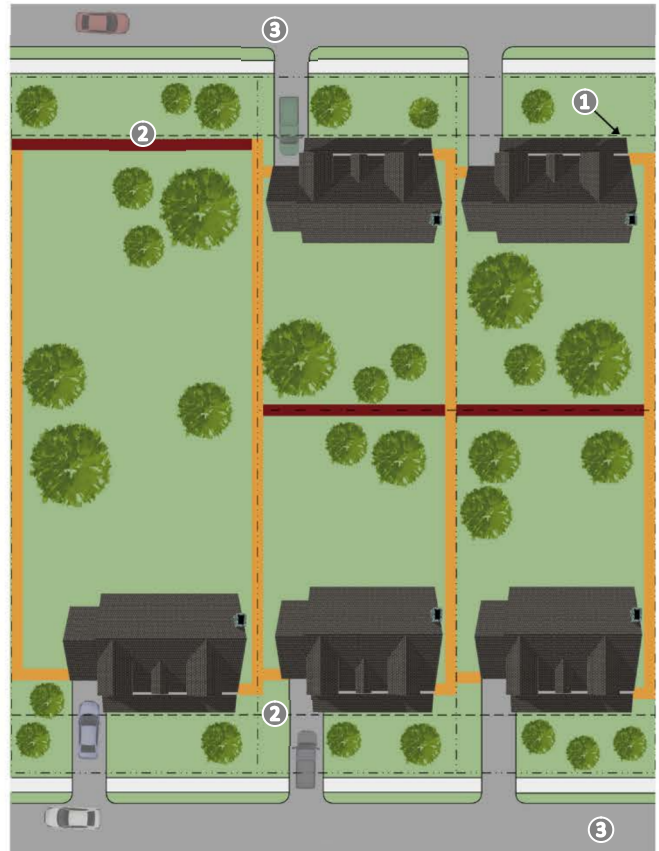
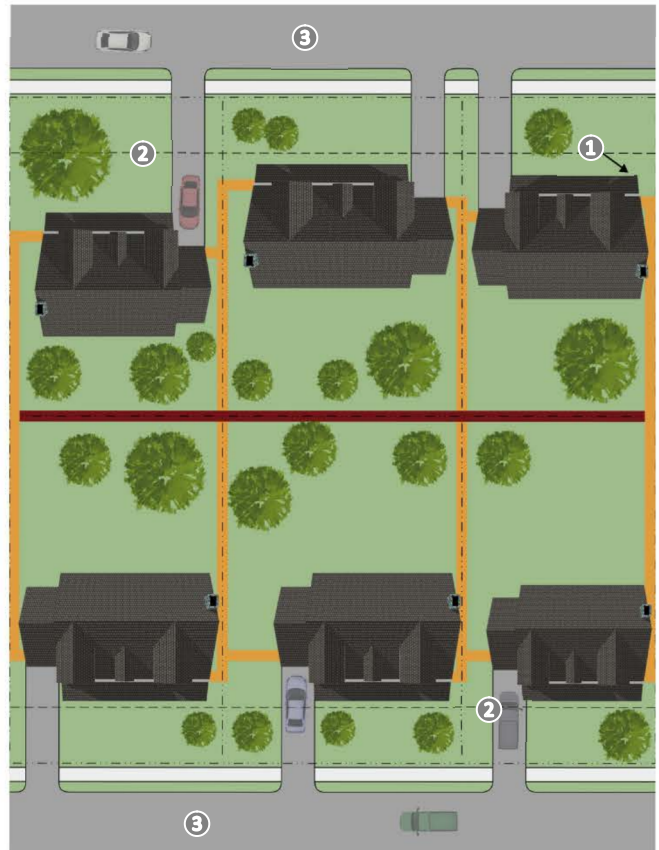


FIGURE 19: FENCES WITH COMMON REAR YARDS



1 : PORCH; 2 : 20-FOOT BUILD LINE; 3 : STREET; REAR YARD FENCE; SIDE YARD FENCE



(2) Transparent Fencing.

(a) Wrought Iron Fences. All new transparent fencing shall be wrought iron that is a minimum of four (4) feet in height and a maximum of eight (8) feet in height.

(b) Chain-Link Fences.

(I) New Chain-Link Fences. New chain-link fences shall be prohibited.

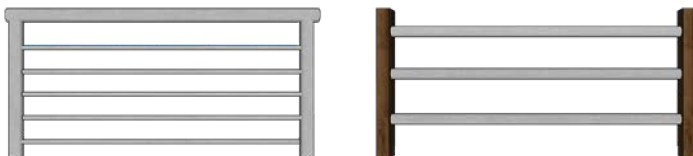
(II) Replacement of an Existing Chain-Link Fence. Existing chain-link fences may be replaced with a new vinyl coated, chain-link fence that is a minimum of four (4) feet in height and a maximum of six (6) feet in height. Replacement chain-link fences may only be placed in the location of the existing chain-link fence.

(III) Chain-Link Fences in Conjunction with an Accessory Use. Chain-link fences that are integral to the design of an accessory use (e.g. dog run, batting cage, etcetera) may be permitted; however, the fence shall be placed a minimum of ten (10) feet from the property lines unless completely screened from adjacent properties, open spaces, right-of-way, and parkland by a structure, fence or solid landscape screen.

(3) Special Exceptions. The Planning and Zoning Commission may consider alternative materials that are permitted by [Subsection 8.02\(B\)](#) (e.g. vinyl or split rail fencing) and/or alternative fence standards on a case-by-case basis. These exceptions will *not* be subject to the approval criteria and voting requirements stipulated by [Section 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures.](#)

(C) Fence Standards for Agricultural and Single-Family Estate Properties. Fences in the Agricultural (AG), Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), and Single-Family Estate 4.0 (SFE-4.0) Districts shall meet all the requirements stipulated for [Subsections 08.03\(A\) & 08.03\(B\)](#); however, a metal split-rail or pipe fencing shall be permitted in these districts. Metal split-rail or pipe fencing shall be a minimum of four (4) feet and a maximum of eight (8) feet in height.

FIGURE 14: EXAMPLES OF SPLIT-RAIL AND/OR PIPE FENCING



(D) Fence Placement.

(1) Fences in the Rear and Side Yard. Fences may be placed in the rear and side yards; however, the following conditions shall apply:

(a) Side Yard Fences. Side yard fences shall not extend beyond the front façade of a single-family structure. In cases where a structure has a front porch or other encroachment, the fence shall not extend beyond where the front porch or encroachment meets the front façade of the single-family structure (as depicted in Figure 18).

(b) Abutting an Alleyway. Fences abutting an alleyway are permitted to be constructed on the side or rear property lines (as depicted in Figure 14).

(c) Through Lots. Fences proposed for *Through Lots* (i.e. lots that have street frontage adjacent to the front and rear yard property lines) may construct a fence on the rear yard property line if all lots within the block have the same lot configuration (i.e. if all lots are *Through Lots* fronting in the same direction) (as depicted in Figure 15). If a *Through Lots'* rear property line is adjacent to a house, the rear yard fence for the *Through Lot* shall not extend past the front yard building line (as depicted in Figure 17).

(d) Corner Lots. Corner lots shall be permitted to construct a fence along the side yard property line adjacent to a street (as depicted in Figure 14); however, in cases where a house is facing in the same direction as the side yard of a corner lot, the side yard fence adjacent to the street shall not extend beyond the front yard building setback (as depicted in Figure 16).

(2) Fences in the Front Yard. No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (as depicted in Figure 14). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

(a) Wood Fences. Wood fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 42-inches in height.

(b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent (e.g. as depicted in Figure 14) shall not exceed 48-inches in height.

(c) Opaque Fences. Opaque fences are prohibited in the front yard of residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

(3) Exemptions to the Front Yard Fence Requirements. The following front yard fences are exempted from the exception process for front yard fences:

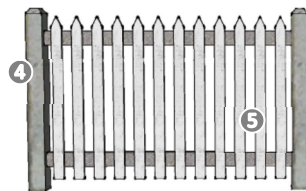


- (a) Model Homes. Model homes that incorporate a fence that is 50% transparent (e.g. as depicted in Figure 14), and that does not exceed a maximum height of 42-inches may establish a front yard fence; however, these fences are considered to be temporary and must be removed at the time a permanent residence is established. Alternatively, an exception for a front yard fence can be approved in accordance with the procedures outline in [Subsection 08.03\(D\)\(2\)](#).
- (b) Single-Family Estate Properties. Properties in a Single-Family Estate 1.5 (SFE-1.5), Single-Family Estate 2.0 (SFE-2.0), or Single-Family Estate 4.0 (SFE-4.0) District shall be permitted to construct a front yard fence that is 50% transparent (e.g. as depicted in Figure 14) and that does not exceed 48-inches in height as long as the fence is [1] architecturally harmonious with the development, and [2] constructed of metal split rail, wood picket, vinyl, wrought iron, and/or painted steel.

FIGURE 20: RESIDENTIAL FRONT YARD FENCES



- FRONT YARD FENCE AREA
- ①: BUILD LINE
- ②: STREET
- ③: 48" WROUGHT IRON FENCE
- ④: 42" WOOD FENCE
- ⑤: 50% TRANSPARENCY
- ⑥: OPAQUE FENCING PROHIBITED



SUBSECTION 08.04: NON-RESIDENTIAL FENCES

- (A) Fence Standards for Properties in a Commercial District. Non-required fences in the Neighborhood Services (NS), General Retail

(GR), and Commercial (C) Districts, shall be constructed of the materials outlined in [Subsection 8.02\(B\)](#); however, wood and vinyl coated chain-link fences shall be prohibited.

- (B) Fence Standards for Properties in the Residential Office (RO) and Downtown (DT) Districts. Fences in the Residential Office (RO) District and the Downtown (DT) District shall be constructed of the materials outlined in [Subsection 8.02\(B\)](#). Unless otherwise specified in [Subsection 04.07, Downtown \(DT\) District, of Article 05, District Development Standards](#), wood fences proposed in a Residential Office (RO) District or Downtown (DT) District -- in conformance with the requirements of [Subsection 08.03\(B\)](#) -- shall be permitted on properties that have adjacency with a residential zoning district, residentially used property, or a property that has an existing wood fence.
- (C) Fence Standards for Properties in an Industrial District. Non-required fences in the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) Districts, shall be constructed of the materials outlined in [Subsection 8.02\(B\)](#); however, wood fences shall be prohibited.

(D) Fence Placement.

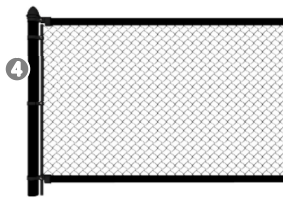
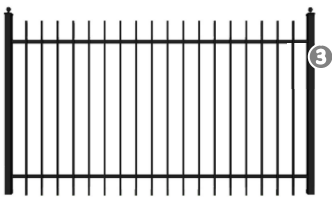
- (1) Side and Rear Yard Fences. Fences may be placed on the side and/or rear yard property line of any non-residential property; however, the Planning and Zoning Commission may require a fence location to be adjusted to account for site constraints through the site plan process.

- (2) Front Yard Fences. No fence shall be constructed in the front yard of a non-residential property without being granted an exception from the Planning and Zoning Commission. For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line (as depicted in Figure 15). The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

- (a) Location. Properties adjacent to IH-30, John King Boulevard, and SH-205 shall be prohibited from having a front yard fence.
- (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences (e.g. as depicted in Figure 15) shall not exceed eight (8) feet in height.
- (c) Vinyl Coated Chain-Link. In the Heavy Commercial (HC), Light Industrial (LI), and Heavy Industrial (HI) District a vinyl coated chain-link fence may be established in the front yard pending that it [1] is situated a minimum of ten (10) feet off of the front property line, and [2] three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) is established in front of the proposed front yard fence along the entire length of the front property line.
- (d) Opaque Fences. Opaque fences are prohibited in the front yard of non-residential properties.

In considering a front yard fence, the Planning and Zoning Commission may require applicants to provide additional information, plans, drawings, and/or other information

FIGURE 21: NON-RESIDENTIAL FRONT YARD FENCES



 FRONT YARD FENCE AREA

- ①: BUILD LINE;
- ②: STREET;
- ③: WROUGHT IRON OR DECORATIVE METAL FENCE MAXIMUM OF EIGHT (8) FEET
- ④: VINYL COATED CHAIN-LINK FENCE
- ⑤: OPAQUE FENCING PROHIBITED



concerning the proposed front yard fence. In addition, the Planning and Zoning Commission may establish additional conditions of construction for any fence.

SECTION 09 | GENERAL MAINTENANCE

SUBSECTION 09.01: MAINTENANCE REQUIREMENTS FOR LANDSCAPING

Required landscaping must be maintained in a healthy, growing condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning, or other maintenance of all plantings as needed. Any plant that dies must be replaced with another approved plant variety, generally of the same size, that complies with the approved *Landscape Plan* within 90 days after notification by the City.

SUBSECTION 09.02: MAINTENANCE AND INSPECTION REQUIREMENTS FOR FENCES

For information concerning the inspection and maintenance of fences see [Article XI, Fences, of Chapter 10, Building and Building Regulations](#), of the Municipal Code of Ordinances.

SUBSECTION 09.03: UTILITY LINES AND RIGHT-OF-WAY

Any damage to utility lines resulting from the negligence of the property owner, his agents, or employees in the installation and maintenance of required landscaping in a utility easement is the responsibility of the property owner. If a public utility disturbs a landscaped area in a utility easement, it shall make every reasonable effort to preserve the landscaping materials, and return them to their prior locations after the utility work. If, nevertheless, some plant materials die, it is the obligation of the property owner to replace the plant materials.