



FENCE ORDINANCE REVISIONS

May 1, 2007, the DeSoto City Council voted to approve an ordinance revision to Section 3.901, Fences, of the City of DeSoto Code of Ordinances.

The ordinance revision requires any wood stockade fence constructed, repaired or replaced, to meet construction standards that include vertical posts to be of a standard pipe-gauge galvanized steel, set a minimum of eighteen inches (18") deep into concrete post footings set at least two (2') deep and having a minimum ten inch (10") diameter. All fence material are required to be securely fastened, with posts and rails on the inside of the fence so they are not facing a street.

All fences permitted on or after July 6, 2007 are required to meet the new fence standards, as follows: **CHAPTER 3 BUILDING REGULATIONS, Sec. 3.901, Fences:**

- (A) Any wood stockade fence constructed repaired or replaced shall meet the following standards:
 - (1) Vertical posts shall be composed of standard pipe-gauge with a minimum outside diameter measuring two and three-eighths inches (2 3/8") or wall-gauge galvanized steel with an outside diameter measuring two and one-half inches (2 1/2") square by one-eighths (1/8"). Vertical posts shall be spaced no more than eight feet (8') on center and shall be set a minimum of eighteen inches (18") deep into concrete post footings set at least two feet (2') deep and having a minimum ten inch (10") diameter.
 - (2) Vertical slats shall be nailed to three (3) horizontal bracing stringers (bottom, middle, and top nailer boards) running from vertical post to post. The stringers shall be no less than two inches (2") by three inches (3") and shall be bolted to steel posts with non-corrosive metal anchor straps and one-fourth inch (1/4") non-corrosive bolts or screws.
 - (3) All nails or fasteners shall be composed of non-rusting, non-corrosive metal such as hot dipped galvanized steel. All nails or fasteners shall be of the type (such as screw shank, ring shank, or divergent point staples) that when properly driven, will not work free due to wind vibration or shrinkage of members.
 - (4) All materials shall be securely fastened to ensure an ongoing attractive appearance and safe condition, free from rot, rust, vandalism, and other sources of decay.
 - (5) Unless a two inch (2") by six inch (6") kick board is used to cover the gap between the bottom of pickets and the ground, the bottom of the fence shall be designed to prevent ground to wood contact. This can be achieved by pouring a concrete strip between the fence supports or by raising the pickets to provide a minimum of three inches (3") between the bottom of the pickets and the ground. If the fence is a pool/spa barrier, the ground-to-fence separation shall not exceed four inches (4").
 - (6) Posts and rails must be placed on the inside of the fence so that they are not facing a street.

41.1 PURPOSE:

To encourage the most appropriate use of land and conserve and protect the privacy and value of adjacent permitted uses. Regulations are prescribed for the location and type of various screening devices to be used when required in the various zoning districts or in this section in accordance with the following standards.

41.2 SCREENING OF NONRESIDENTIAL, MULTI-FAMILY AREAS AND MOBILE HOME PARKS

- A. In the event that multi-family, non-residential uses, or mobile home parks side or back upon a SF, 2F, or Residential PD District, or in the event that any non-residential district sides or backs to a MF District, a solid brick or masonry screening wall of not less than six feet (6') nor more than eight feet (8') in height shall be erected on the property line separating these districts. The purpose of the screening wall or fence is to provide a visual and protective barrier between the properties.
 1. The owner of the multi-family property shall be responsible for and shall build and maintain the required wall on the property line dividing the property from the single-family or duplex residential district. This construction requirement applies only when multi-family is adjacent to residential uses.
 2. When screening is required between nonresidential and residential uses, it shall be the responsibility of the nonresidential use to construct and maintain the screening wall.
 3. Any screening wall or fence required under the provisions of this section, under a Specific Use Permit, Planned Development District, or other requirement shall be constructed of masonry, reinforced concrete, or other similar suitable permanent materials which do not contain openings. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence.
 4. Alternative equivalent screening may be approved through the site plan approval process, Section 42.
- B. All required screening walls shall be equally finished on both sides of the wall.
- C. Open storage of materials, commodities, or equipment (see Section 36 Zoning Districts permitting outside storage) shall be screened with a minimum six-foot (6') fence or wall. See the Appendix for definition of outside storage.
- D. In districts permitting open storage, screening shall be required only for those areas used for open storage. A six-foot (6') screening fence or wall shall be provided and maintained at the property line adjacent to the area to be screened by one or a combination of the following methods:
 1. Solid Masonry (brick, concrete block or concrete panels)
 2. Chain Link with solid landscape screening
 3. Wrought iron with solid landscape screening
 4. Alternate equivalent screening may be approved through the site plan approval process under Section 42.