



Planning Division  
52 W College Ave.  
San Angelo, TX 76903  
(325) 657-4210, #2  
[www.cosatx.us/planning](http://www.cosatx.us/planning)

# PLANNING

Planning is a Division of the Department of Planning & Development Services

## FENCES

### *When is a privacy fence required?*

Privacy fences are required in each of the following situations:

- Where the side or rear lot line of a nonresidential use is adjacent to a residential district boundary (excluding Ranch & Estate districts), and no existing fence meeting these requirements already exists.
- Where the side or rear lot line of a nonresidential use is adjacent to an existing residential use, and no existing fence meeting these requirements already exists.

*NOTE: Properties which are immediately across a body of water, transportation, drainage/utility right-of-way, or street/alley that is less than 80' wide are considered adjacent as it used above.*

### *What restrictions apply to placement of fences on corner lots?*

Any fence located on a corner lot and within 30 feet of the intersection of two street property lines shall not exceed a height of 3 feet. The restricted area is considered a "sight triangle". The measurement of 3 feet is measured from the top of the street curb, or in the absence of one, 3 ½ feet above elevation of the center of the pavement. The diagrams on the next page illustrate these measurements.

### *What restrictions apply to the height of fences within required front yards?*

1. In a Ranch & Estate (R&E) zoning district, a substantially open fence in a required front yard with a ratio of solid to open equal or less than 1 (solid) to 4 (open) may be constructed up to a height of 6 feet.
2. Any fence or enclosure extending into a required front yard shall not exceed a height of 4 feet. *Note: Fences on land located in the Heavy Commercial (CH), Central Business District (CBD), Light Manufacturing (ML) and Heavy Manufacturing (MH), or screening for parks in the Manufactured Housing districts (MHP & MHS), are exempt from this requirement.*

### *What restrictions apply to the height of fences - outside of required front yards - within residential districts?*

Excluding Ranch & Estate (R&E), no fence shall exceed a height of 8 feet. However, a substantially open fence (one with a ratio of solid to open equal to or less than 1 (solid) to 4 (open)) may be constructed up to a height of 10 feet (please contact us to help determine if this exception applies).

