



FENCES (RESIDENTIAL and COMMERCIAL), RETAINING WALLS

To obtain a fence permit, Applicant will need to submit the following information:

- Building Permit Application, available at www.elpasotexas.gov
- Legal description of property, (lot, block, subdivision, tract or survey), available at www.elpasocad.org
- Complete address of property

Permitted Walls

- In residential or apartment districts or for residential or apartment uses in other districts, a screening wall or fence not in excess of eight feet high may be erected around that part of the lot behind the front wall of the main building or behind the front yard line whenever the main building is located further back. A screening wall or fence not in excess of forty-two inches high may be erected in that part of a lot in front of the front line of the main building, except that no screening wall or fence may be more than thirty-six inches high within twenty feet of a street intersection or where visibility of vehicle or pedestrian traffic might be impeded.
- For the purposes of this regulation, a wall or fence may exceed the heights set forth in this subsection up to a total height of ten feet, except within twenty feet of a street intersection or where vehicle or pedestrian traffic might be impeded. This provision applies when the vertical surface of the wall or fence above the eight feet or forty-two inches, whichever applies, is not less than seventy-five percent open, and which does not otherwise impede the vision clearance for motor vehicle or pedestrian traffic at intersections or driveway exits. The wall or fence may include wrought-iron fences with or without masonry columns, chain link, picket, split rail and other similar type fences not otherwise prohibited.

Commercial, manufacturing and industrial districts.

- Where storage is a permitted accessory use with screening, and where not otherwise prohibited, a screening wall or fence not in excess of eight feet high may be erected along or behind any lot line; provided, that the following conditions are met:



- Where any access driveway is located, the height of such wall or fence shall not exceed forty-two inches in height within ten feet of the street lot line;
- The wall or fence shall not exceed forty-two inches in height for visual clearance at other locations as determined by the traffic engineer; and,
- No screening wall or fence shall be more than thirty-six inches high within twenty feet of a street intersection as specified in City of El Paso Municipal Code.

Upon written application from the property owner, the zoning administrator may approve an additional four feet of fencing to the above eight foot screening wall or fence provided that the following conditions are met

- The fence does not exceed twelve feet in height;
- The property is located in a manufacturing or industrial zoning district;
- The fence is only utilized as screening for outside storage where fifty percent or more of the property is used for outside storage;
- Any screening wall or fence greater than forty-two inches in height along any street frontage shall be located ten feet behind the street lot line;
- Where a wall is located ten feet behind the street lot line, the property owner shall provide landscaping within the ten feet, between the wall and the street lot line, based on the requirements of City of El Paso Municipal Code and,
- The request is reviewed and approved by the traffic engineer for visual clearance at driveways and intersections.
- Upon site plan review, the zoning administrator may require additional landscaping as part of the approval. If the zoning administrator denies the request, the property owner may appeal the decision to the city council.

If a wall is proposed to be constructed on a common property line, the written approval of the adjoining property owner must be submitted with the application for a building permit. If the city is the adjoining property owner, written approval of the zoning administrator must be requested and submitted with the application for a building permit.



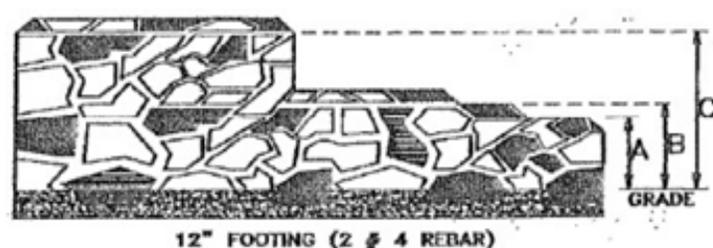
Use of Broken Glass

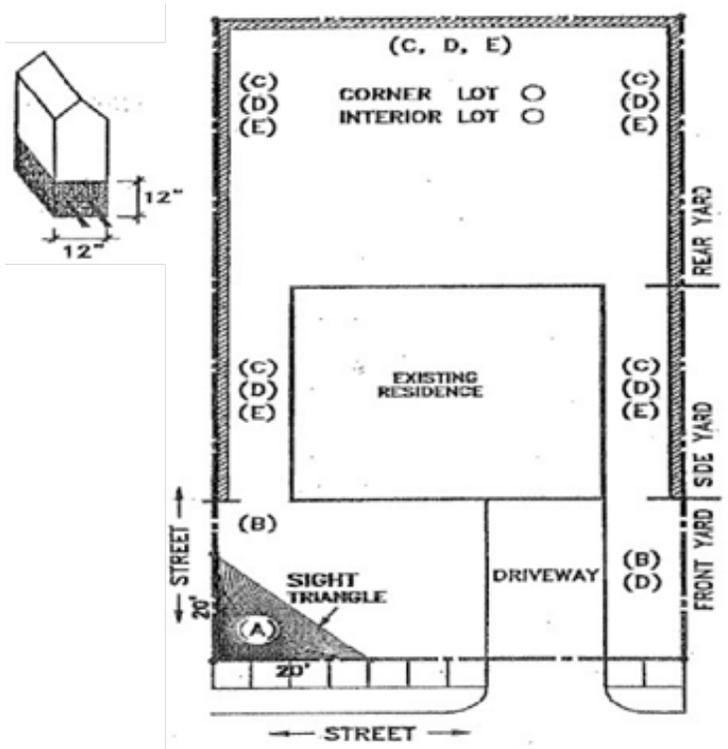
The use of broken glass and similar materials designed to do bodily harm, as a topping for fences and walls is prohibited.

Retaining Wall

To obtain a retaining wall permit, Applicant will need to submit the following information:

- Site Plan with location of wall to be constructed or repaired.
- Spot elevations showing difference in elevation.
- Retaining wall details with footing chart
- Notes stating material used, compaction requirements and surcharge loads (if applicable)
- If retaining wall is over 4'-0", retaining wall design requires a P.E. seal.





Footings must be a minimum of 12" x 12" and must include two #4 rebar

Rock walls in front of the front face of building are limited to 42 inches except 36 inches

Proposed Wall / Fence will be entirely inside property

Signature



- A. 36 inches maximum (sight triangle at corner lots) 20 feet from property corner at street intersection.
- B. 42 inches maximum at front yard.
- C. 8 feet maximum at side and rear yard.
- D. Height limits on B & C above may be exceeded up to 10 feet when fence is at least 75% open and does not impede corner vision clearance.
- E. Adjacent owners may agree to build a screen wall on a common property line, must provide letter as proof of neighbor consent to wall. If the City is the adjoining property owner, written approval from the Zoning Administrator must be obtained and submitted with application.
- F. Masonry walls may be rounded off up to 8 inches.
- G. Masonry walls over 6 feet must be designed by a registered Texas engineer

Zoning Stamp

Case Number