



# FENCES FACT SHEET

## WHAT IS DEFINED AS A FENCE?

The San Antonio Property Maintenance Code (SAPMC) defines a **fence** as a tangible enclosure or barrier erected for the purpose of providing a boundary, separation of areas, means of protection, to prevent uncontrolled access, for decorative purposes, or concealment. This does not include hedges, shrubs, trees or other natural growth.

## PERMITS

To build or repair more than 25 % of a fence **you must have a permit**. The permit for a residential fence permit is available on the [BuildSA](#) customer portal for \$26.50 or \$36.50 in person.

## ENSURING FENCE IS ON PROPERTY LINE

The applicant for the permit must ensure the fence is built on their property line.

## WHERE IS MY PROPERTY LINE?

A survey identifies the boundaries of the property. You can get a copy of your property's plat through Bexar County or hire a licensed surveyor to do a survey.

Our Land Entitlements Section can also provide some assistance in showing you where the right-of-way is. Contact us by sending an email to [Land.Entitlements@sanantonio.gov](mailto:Land.Entitlements@sanantonio.gov).

## WHAT IS A PREDOMINANTLY OPEN FENCE?

It is when a fence built in such a way that 70% of the surface area is open to permit circulation of air and visibility.

The surface area is calculated as the square of its height and length.

## MATERIALS FOR FENCES

You can use wood, brick, chain link, stone, rock, concrete blocks, precast concrete panels, masonry brick, brick, and decorative wrought iron to build a fence.

Fences cannot be built out of corrugated metal, sheet metal, particle board, razor wire, barbed wire or any other material not originally intended for fencing.

## ARE THERE ANY EXCEPTIONS TO THESE STANDARDS?

The Board of Adjustment (BOA) meets twice a month to determine requests made by property owners for special exceptions, variances and appeals of administrative interpretations or decisions, as authorized by state law and local ordinance. The BOA can make their determinations on a case-by-case basis.

This process takes about 30-45 days to complete. No construction is allowed during this time. BOA application fee is \$400 for homestead and \$600 for all others.

## COMMERICAL PROPERTY ABUTTING A RESIDENTIAL

Commercial properties abutting a residential single-family home are required to build a fence of minimum 6-foot, or up to 8-foot, solid screen fence on the side or rear.

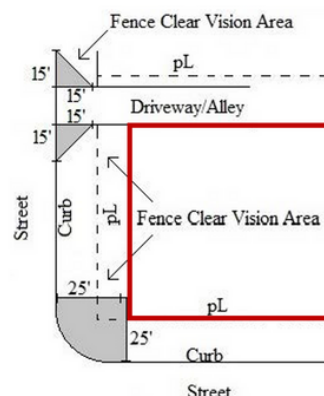
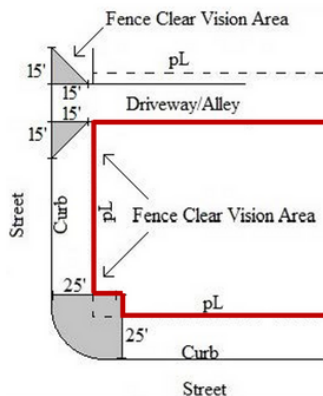
## CONTACT US

Our staff is here to help you with any questions you may have. Contact us at: [Land.Entitlements@sanantonio.gov](mailto:Land.Entitlements@sanantonio.gov) or call DSD's Customer Service desk at (210) 207-1111.

## WHAT IS CLEAR VISION?

Clear vision refers to a triangular area adjacent to the intersections of any street (a corner) in which no obstruction may be placed that would block the line of sight for vehicular traffic.

A fence may not be built on a corner lot within the area formed by measuring 25 feet in each direction from the street curb. To the right, you can see examples of fences meeting the clear vision guidelines.



# FENCES

## FACT SHEET

### FENCING STANDARDS

| PERMITTED USE (ZONING)                                                                                                                                                            | FRONT YARD HEIGHT                    | SIDE OR REAR YARD HEIGHT                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|---------------------------------------------------|
| For single-family or mixed residential use                                                                                                                                        | 3 feet solid fence or 5 feet of C/PO | 6 feet                                            |
| With swimming pool (above ground must have more than 5,000 gallons and be 24 inches deep)                                                                                         | 3 feet solid fence or 5 feet of C/PO | 8 feet                                            |
| Height of principal dwelling or of abutting lot is 4 feet higher than the elevation at the shared property line *                                                                 | 3 feet solid fence or 5 feet of C/PO | 8 feet                                            |
| Fence along side or rear abuts an alley, railroad right-of-way, or street classified other than "local street"                                                                    | 3 feet solid fence or 5 feet of C/PO | 8 feet                                            |
| Fence along side or rear of a single-family, duplex, or mixed-use residential abuts a multi-family residential, commercial, industrial or park use                                | 3 feet solid fence or 5 feet of C/PO | 8 feet                                            |
| For a uniform appearance, wherever the code allows a portion of the fence to be higher than 6 feet in the rear yard, the entire rear yard fence can be higher than 6 feet. **     | 3 feet solid fence or 5 feet of C/PO | 8 feet                                            |
| Multi-family use                                                                                                                                                                  | 3 feet solid fence or 5 feet of C/PO | 6 feet                                            |
| Commercial                                                                                                                                                                        | 3 feet solid fence or 5 feet of C/PO | 6 feet                                            |
| Commercial abutting residential                                                                                                                                                   | 3 feet solid fence or 5 feet of C/PO | 8 feet                                            |
| Industrial use                                                                                                                                                                    | 8 feet solid fence                   | 8 feet                                            |
| Government facilities, churches, schools, swimming pools, stormwater management facilities and parks (public property) require review by the Historic & Design Review Commission. | 8 feet solid fence                   | 8 feet                                            |
| Vacant lots or parking lots                                                                                                                                                       | 3 feet solid fence or 6 feet of C/PO | 6 feet                                            |
| <b>PO = predominantly open</b>                                                                                                                                                    |                                      | <b>C = combined privacy or predominantly open</b> |

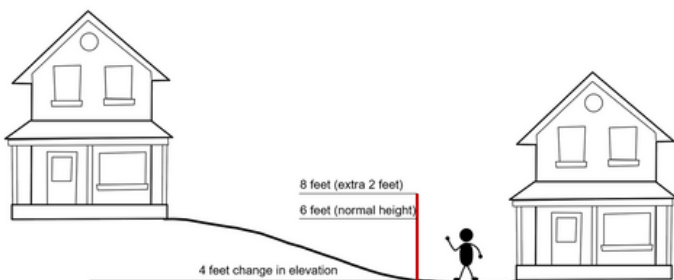


Figure 1 \*

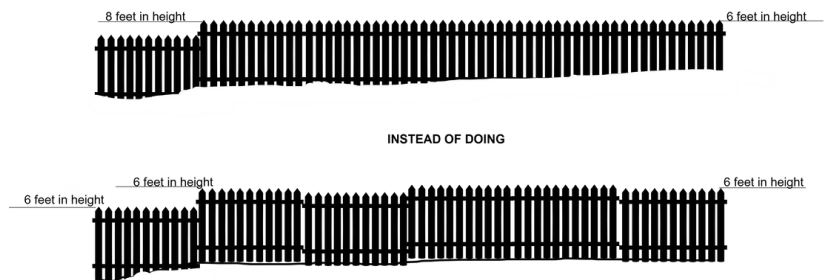


Figure 2 \*\*



# CERCAS O BARDAS

## HOJA DE DATOS

### ¿QUÉ SE DEFINE COMO UNA CERCA?

El Código de Mantenimiento de Propiedades de San Antonio (SAPMC) define una cerca como un recinto o barrera tangible erigida con el propósito de proporcionar un límite, separación de áreas, medios de protección, para evitar el acceso incontrolado, con fines decorativos u ocultación. Esto no incluye setos, arbustos, árboles u otras vegetaciones decorativas.

### PERMISOS

Para construir o reparar más del 25% de una cerca residencial debes tener un permiso, disponible en el portal de clientes de BuildSA por \$26.50 o \$36.50 en persona.

### ¿DÓNDE ESTÁ EL LÍMITE DE MI PROPIEDAD?

El solicitante del permiso debe asegurarse de que la cerca se construya en el límite de su propiedad.

Un estudio identifica los límites de la propiedad. Puede obtener una copia del plano de su propiedad a través del condado de Bexar o contratar a un topógrafo autorizado para que realice una encuesta.

Nuestra Sección de Derechos de Tierra también puede ayudarle en mostrarle dónde está el derecho de paso. Contáctenos enviando un correo electrónico a [Land.Entitlements@sanantonio.gov](mailto:Land.Entitlements@sanantonio.gov).

### ¿QUÉ ES UNA CERCA PREDOMINANTEMENTE ABIERTA?

Es cuando el 70% de la superficie queda abierta para permitir la circulación del aire y la visibilidad.

El área de la superficie se calcula como el cuadrado de su altura y longitud.

### ¿QUÉ ES LA VISIÓN CLARA?

Visión clara se refiere a un área triangular adyacente a las intersecciones de cualquier calle (una esquina) en la que no se puede colocar ninguna obstrucción que bloquee la línea de visión del tráfico vehicular.

No se puede construir una cerca en un lote de esquina dentro del área formada midiendo 25 pies en cada dirección desde la acera de la calle. A la derecha, puede ver ejemplos de cercas que cumplen con las directrices de visión clara.

### MATERIALES PARA CERCAS

You can use wood, brick, chain link, stone, rock, concrete blocks, precast concrete panels, masonry brick, brick, and decorative wrought iron to build a fence.

Fences cannot be built out of corrugated metal, sheet metal, particle board, razor wire, barbed wire or any other material not originally intended for fencing.

### ¿EXISTEN EXCEPCIONES A ESTOS ESTÁNDARES?

La Junta de Ajuste (BOA) se reúne dos veces al mes para determinar las solicitudes realizadas por los propietarios de excepciones especiales, variaciones y apelaciones de interpretaciones o decisiones administrativas, según lo autorizado por la ley estatal y la ordenanza local. La BOA puede tomar sus determinaciones caso por caso.

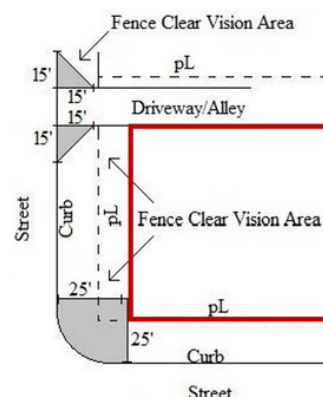
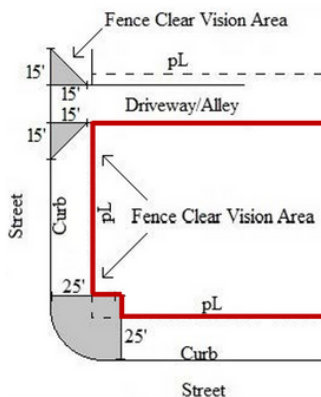
Este proceso tarda entre 30 y 45 días en completarse. No se permite ninguna construcción durante este tiempo. La tarifa de solicitud de BOA es de \$400 para vivienda familiar y de \$600 para todos los demás.

### PROPIEDAD COMERCIAL CONTIGUA A UNA RESIDENCIAL

Las propiedades comerciales colindantes con una casa residencial unifamiliar deben construir una cerca de pantalla sólida de un mínimo de 6 pies o hasta 8 pies en el costado o en la parte trasera.

### CONTACT US

Nuestro personal está aquí para ayudarle. Contáctenos en: [Land.Entitlements@sanantonio.gov](mailto:Land.Entitlements@sanantonio.gov) o llame al servicio de atención al cliente de DSD al (210) 207-1111.



# CERCAS O BARDAS

## HOJA DE DATOS

### REQUISITOS PARA CERCAS

| USO PERMITIDO (ZONIFICACIÓN)                                                                                                                                                      | ALTURA (JARDIN FRONTAL)                                     | ALTURA (JARDIN DE ATRÁS OR DEL LADO) |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|--------------------------------------|
| Para uso residencial unifamiliar o mixto                                                                                                                                          | Cerca sólida de 3 pies o 5 pies de C/PO                     | 6 pies                               |
| With swimming pool (above ground must have more than 5,000 gallons and be 24 inches deep)                                                                                         | Cerca sólida de 3 pies o 5 pies de C/PO                     | 8 pies                               |
| Height of principal dwelling or of abutting lot is 4 feet higher than the elevation at the shared property line *                                                                 | Cerca sólida de 3 pies o 5 pies de C/PO                     | 8 pies                               |
| Fence along side or rear abuts an alley, railroad right-of-way, or street classified other than "local street"                                                                    | Cerca sólida de 3 pies o 5 pies de C/PO                     | 8 pies                               |
| Fence along side or rear of a single-family, duplex, or mixed-use residential abuts a multi-family residential, commercial, industrial or park use                                | Cerca sólida de 3 pies o 5 pies de C/PO                     | 8 pies                               |
| For a uniform appearance, wherever the code allows a portion of the fence to be higher than 6 feet in the rear yard, the entire rear yard fence can be higher than 6 feet. **     | Cerca sólida de 3 pies o 5 pies de C/PO                     | 8 pies                               |
| Multi-family use                                                                                                                                                                  | Cerca sólida de 3 pies o 5 pies de C/PO                     | 6 pies                               |
| Commercial                                                                                                                                                                        | Cerca sólida de 3 pies o 5 pies de C/PO                     | 6 pies                               |
| Commercial abutting residential                                                                                                                                                   | Cerca sólida de 3 pies o 5 pies de C/PO                     | 8 pies                               |
| Industrial use                                                                                                                                                                    | 8 pies cerca sólida                                         | 8 pies                               |
| Government facilities, churches, schools, swimming pools, stormwater management facilities and parks (public property) require review by the Historic & Design Review Commission. | 8 pies cerca sólida                                         | 8 pies                               |
| Vacant lots or parking lots                                                                                                                                                       | Cerca sólida de 3 pies o 5 pies de C/PO                     | 6 pies                               |
| <b>PO = predominantemente abierta</b>                                                                                                                                             | <b>C = privacidad combinada o predominantemente abierta</b> |                                      |

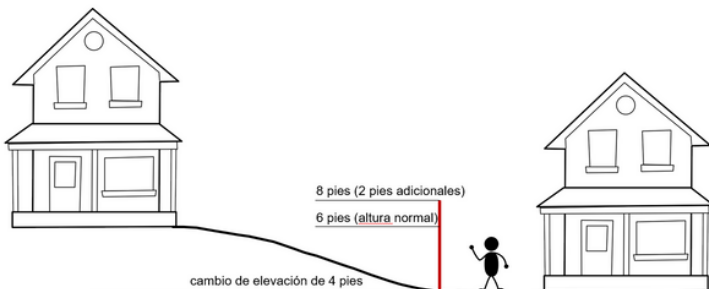


Figura 1 \*

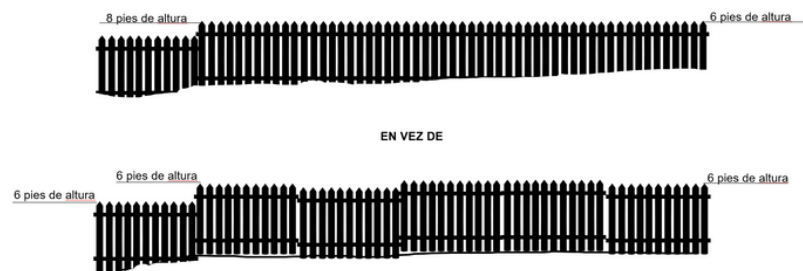


Figura 2 \*\*