

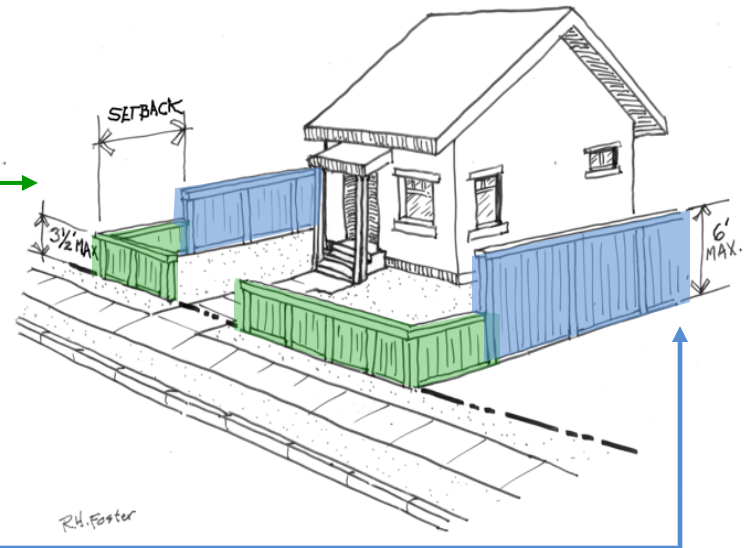
Residential Fences

How Tall Can My Fence Be?

For residential zones:

In the Front - 3 1/2 feet

Any fence in the required front setback must be under 3.5' tall, even on the sides within the front yard setback, see graphic to the right. Houses on a street corner can have a 6' fence on the side that does not feature a front door. There are a few other rules in this instance so be sure to discuss with staff.



On the Side and Rear - 6 feet

Can I get a Variance?

Possibly, but usually not. A variance can only be used when there is something limiting on the property, like a stream or a hill that prevents you from being able to use the site. It's not a tool that lets someone ask for a taller fence because your neighbor bugs you. If you think there is something limiting on your property, see City staff to discuss.

Do I Need a Permit to Build a Fence?

A building permit is not required for a residential fence; the fence height is limited to 6 feet and there is no process to request a taller fence.

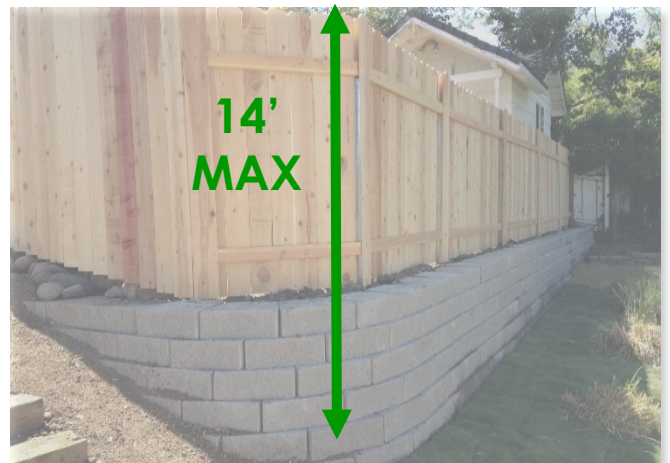
Can I build a fence in a City easement or on public right-of-way?

In some cases. The City may allow someone to build a fence within a street right-of-way (ROW) or an easement with permission from the City. It is important to remember though, the City may need to access underground utilities, or they may decide to place utilities in that easement or ROW. In that case, the fence would have to be moved at the property owners' expense, and the City would not pay to re-build it. So, keep that in mind.

What About Fences on Top of Walls or Berms?

For fences on top of berms and retaining walls, if your fence is within 20 feet of a right of way, the berm/wall counts as part of the maximum height of 6 feet.

In addition, a fence constructed on, as part of, or next to (within 3 feet) of a berm or retaining wall cannot exceed a total height of 14 feet.



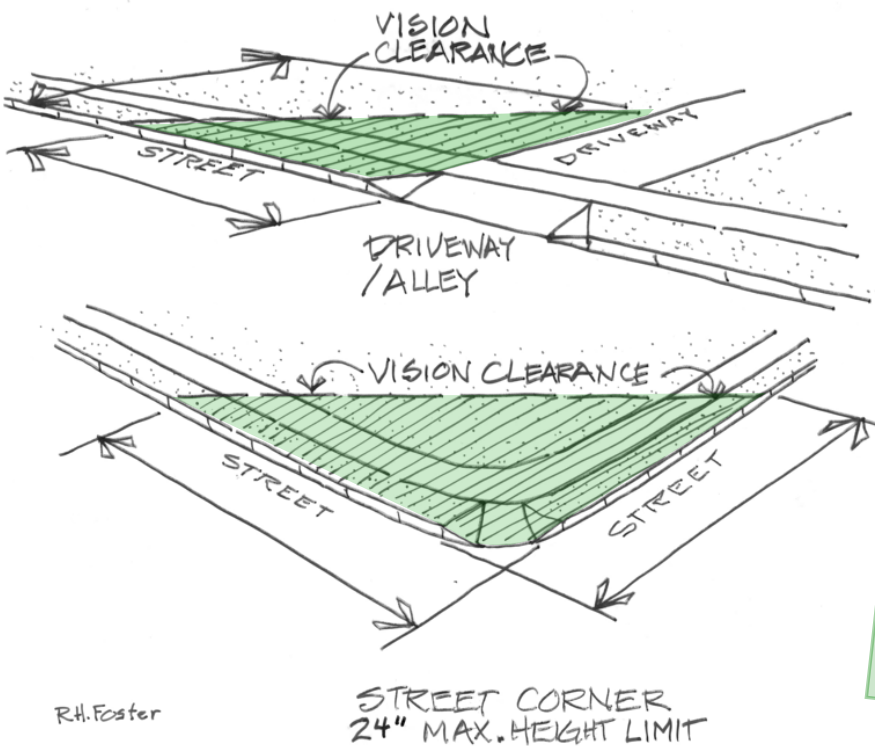


Can I Use Plants or Block Walls Instead?

A wall is still considered a fence, so all the same rules apply. This is a little different when you are talking about retaining walls—see the previous section. Plants are not considered walls or fences and can be as tall as you like, except in clear vision areas—see the section below.

My Side or Back Yard Faces a Street. Can I Advertise on my Fence?

No. Advertising is not permitted on residential fences. Signs such as no trespassing are permitted with some restrictions. See Code Section 3.07.080 for more details.



What's a Clear Vision Triangle?

There is an area on every street corner where plants and fences need to be kept low so drivers can view over them to see oncoming cars, bikes, and pedestrians. This is a Clear Vision Triangle. This is measured as shown in the graphic to the left. **All fencing in this area (plants too) must be under 24" tall.** Trees are okay if branches are trimmed up to 8 feet and they do not block a traffic control sign.

For street corners its usually 20'x 20' but check with staff; it could be more depending on the street.

There are also clear vision requirements at every driveway! For private single family home driveways this is also 20'x20'.