



Height & Setback Requirements

Within Residential districts or where a property is located in a non-residential zoning district and is developed with, abutting, or surrounded by, a residential use, the following may be located within the required front, rear, interior side and/or street side yards:

- Fencing and Gates not exceeding four feet (4') in height, may be located within the front or street side yard setback.
- Fencing & gates located outside of required front or street side yard setbacks can be up to seven feet (7') in height.
- Fencing located near a driveway or street intersection shall not conflict with the fifteen foot (15') vision triangle requirements established to assure adequate sight distance is maintained for vehicles and pedestrians, pursuant to the provisions of [Section 14.16.295](#)
- Fencing can not be built in drainage easements or storm water runoff areas.
- Fencing located on corner lots may have special retirement for determining the front of the property and may have height limitations.

*** For additional questions contact the Planning Division***

****Prohibited Materials****

Fencing and gates may not be constructed of the following materials (but not limited to):

- Concertina Wire
- Barbed Wire
- Razer Wire
- Electrified Fencing
- Broken glass on top of fence

The following materials are prohibited within any yard which fronts a public street, right of way or waterway:

- Wire mesh
- Chain Link

Fencing & Gates that require Planning Division Design Review

- Residential properties proposing fencing over four feet (4') in height located within the front or street side yard setbacks
- Non-residential properties proposing fencing over four feet (4') in height and is developed with abutting, or surrounded by a residential use
- Fencing proposed to be over seven feet (7') in height. Max fence height may be allowed up to nine feet (9') with planning approval

For additional questions on Design Review requirements or requirements for approval of a fence over 7 foot, contact the Planning Division

Fencing & Gates that require a Building Permit

- Commercial fences & gates regardless of height
- All Automatic Gates
- Masonry or Rockery walls over four feet (4') in height, this is measured from the bottom of the footing to top of the wall
- Fences over seven feet (7') in height

Fencing & Gates that require a Public Works Permit

- Fencing/ gates that will be installed in the Public Right of Way (ROW) will require an Encroachment Permit. This will be a separate permit issued by the department of Public Works. Contact public works for additional requirements or documents needed for this permit.

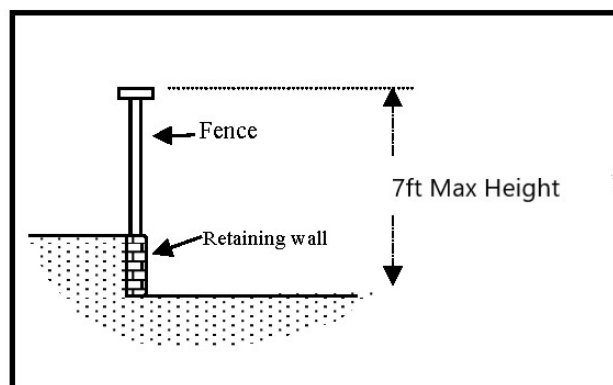
Fencing & Gates that require a Fire Prevention Permit

- Automatic gates will require a "Knox Key Switch" to be installed
- Manual Gates will require a "Knox Box" to be installed
- All permitting for gates will be done under the Building Permit
- No separate Fire Permit is needed for fencing or Gates.
For additional questions contact Fire Prevention

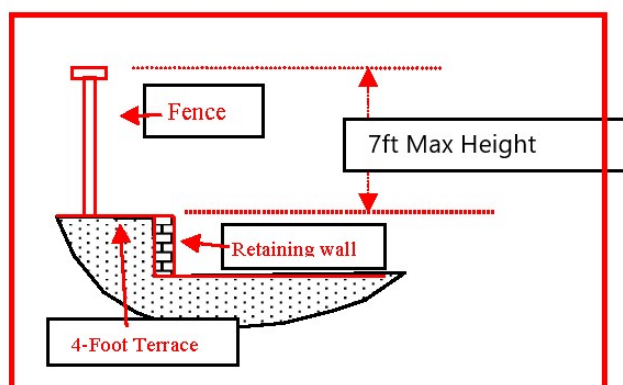
Other Permitting Requirements & Design Standards to Consider:

- Gates installed across driveways or vehicle access points will require a minimum of fifteen feet (15') of clearance off the street (1 car length)
- Gates widths- single or 2 family dwellings minimum is 16 feet wide. Commercial and multi family minimum is a 20 feet wide. Exceptions for this requirement must be approved by Fire Prevention.
- Fencing being installed near fire hydrants must maintain a minimum of 3 foot clearance from hydrant.
- Terraced retaining walls and fencing that provide a landscaped horizontal separation of at least four feet (4') may be measured separately at the base of each terrace. If the wall and fence will be closer than 4 feet (4') the terraced wall heights will be accumulative and will need to be 7ft or less or Planning Design Review will be required.

Example:



Non-Terraced



Terraced

Continued:

- Manual gates, more than 48 inches wide or more than 84 inches in height, will need to provide fall protection and must meet ASTM F1184 and requirements in SRMC Title 12.200.020.
- Automatic gate must meet the requirements for UL 325 and ASTM F2200.
- Automatic Gates and manual gates, more than 48 inches wide or more than 84 inches in height, will be required to be inspected for safety once every 5 years and all existing gates will need to be inspected by 6/1/2025 per SRMC Title 12.350. Property owners are required to maintain maintenance and inspections records.
- Commercial fence and gate plans will need to demonstrate egress path to public right of way.

Plans Needed for Permitting and Design Review

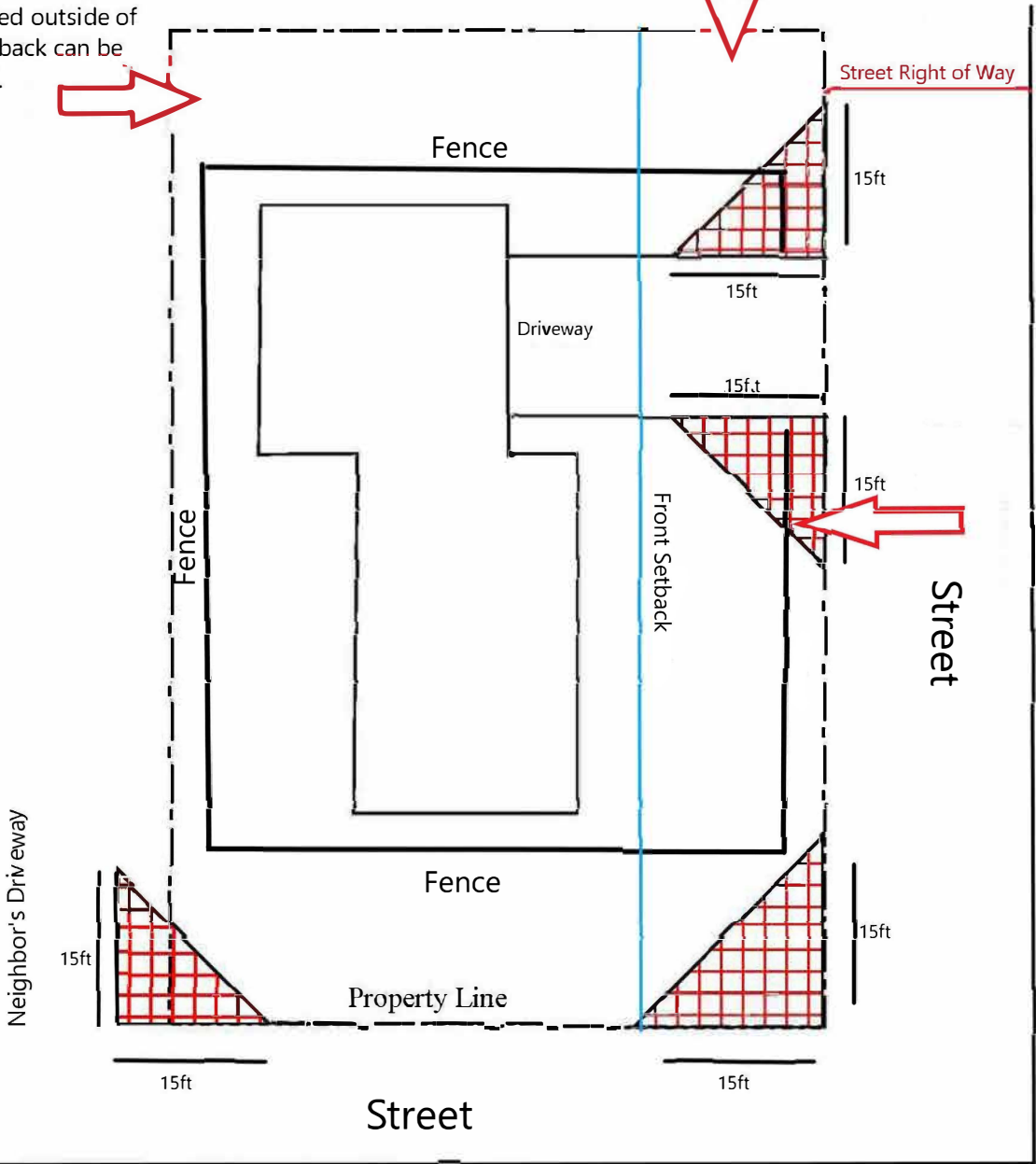
- Project Information: This includes such information as owner's name, plan preparer's name, project address, type of construction, applicable code editions, sheet index, and any other relevant information.
- Site Plan: Fully dimensioned, showing property lines, streets, driveways, setbacks and locations of all structures and easements. A survey may be required if proposed work is close to setbacks, or existing property lines are not apparent.
- Fcch]b['8YHJ]: Provide a detailed construction layout showing size, spacing, anchoring and details of all structural members and materials used.
Structural plans only needed if a Building Permit is required
- Elevations of fencing including detail of materials used and heights labeled.
- Drainage details: (if applicable) This detail can be shown on the site plan.

For additional questions or specifications please contact Building and Planning Divisions

Fence Location Diagram

Fences located in the front Setback can not be taller than 4ft

Fences located outside of the front setback can be up to 7ft tall.



Fences located in the Sight Triangle can not be taller than 3ft



Sight distance triangle - The Site Triangle is measured from the curb or edge of street. No structures over 3ft tall can be located in this area. The Sight Triangle applies to all driveways and street intersections.

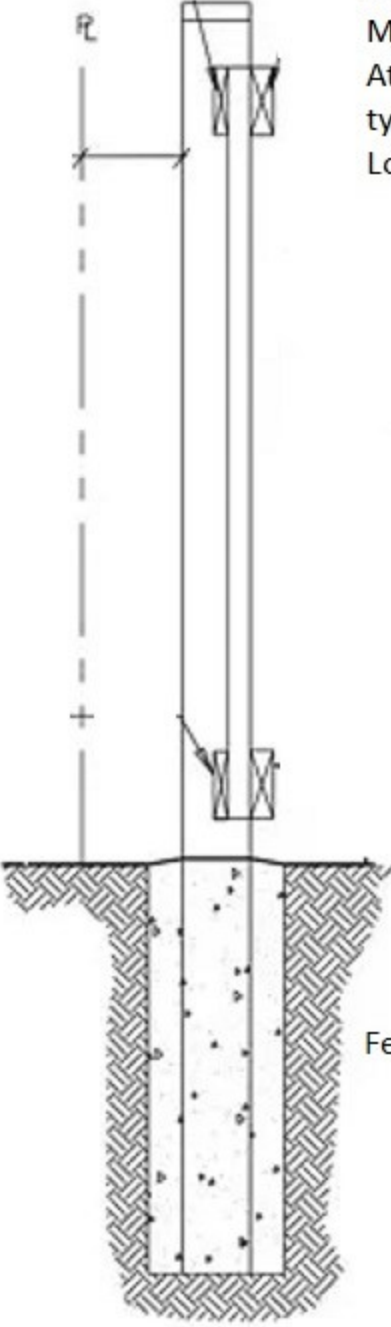
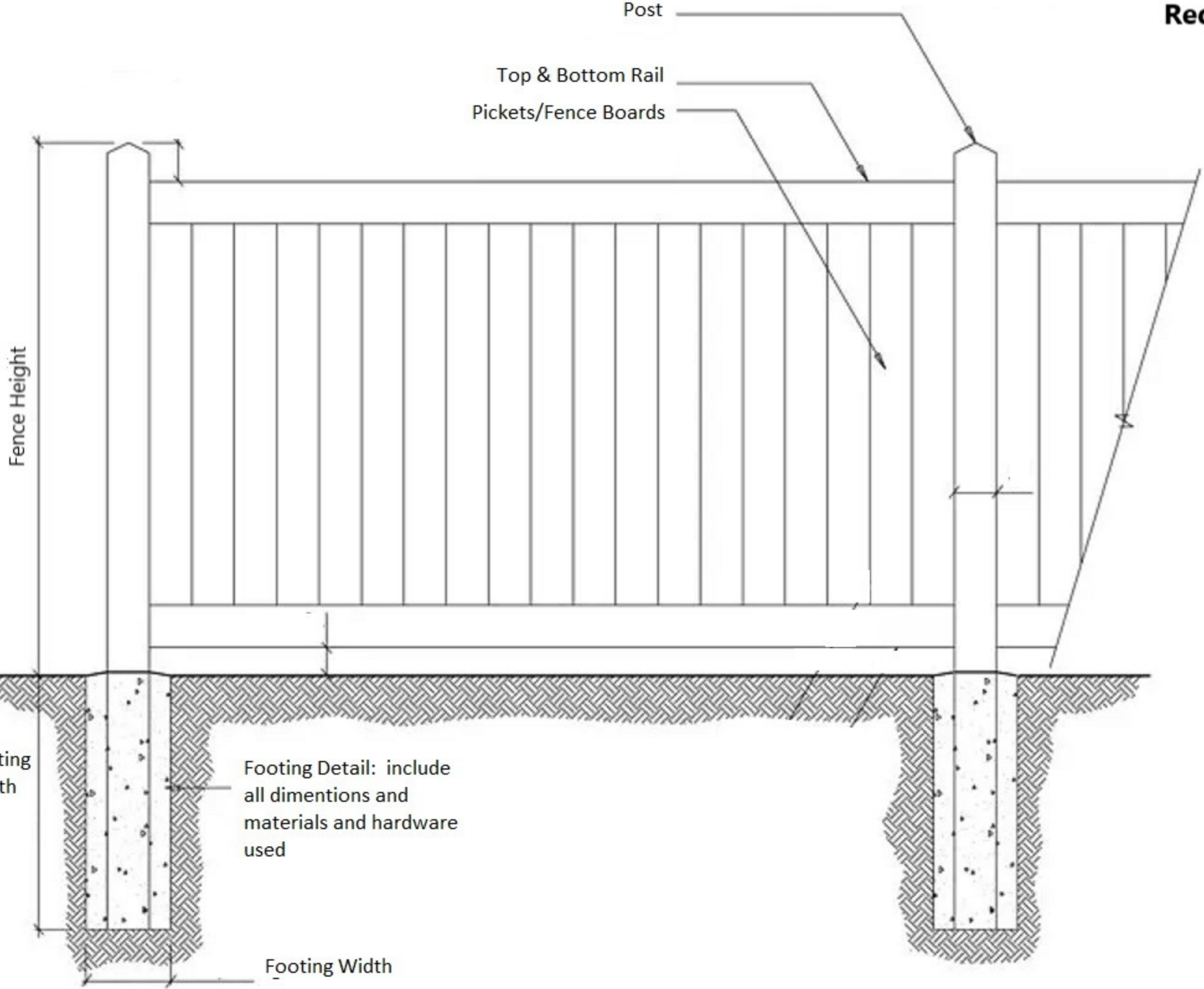
For corner lots, the front yard for setback requirements will generally be determined by the following criteria:

- a. the shortest property line
- b. And/or, the orientation of the existing structures
- c. And/or the continuity of existing setbacks of surrounding developed properties

For additional information or help determining your front yard contact the Planning Division

Example Fence Plan

Required for fences over 7ft in height.



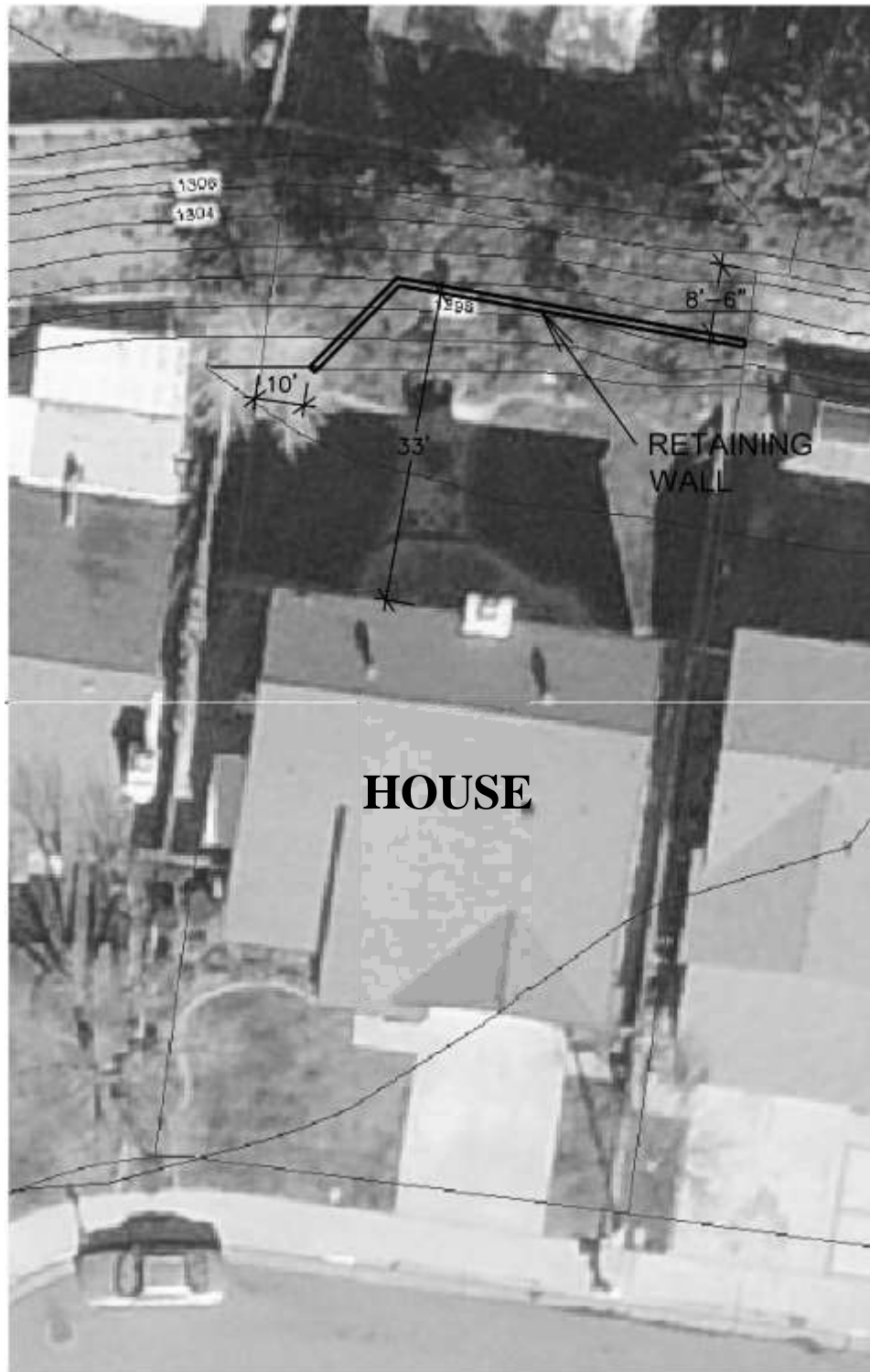
Include on your plan:
All materials used
Material sizes
Attachment hardware used
type and size
Location of hardware

Footing Detail: include
all dimentions and
materials and hardware
used

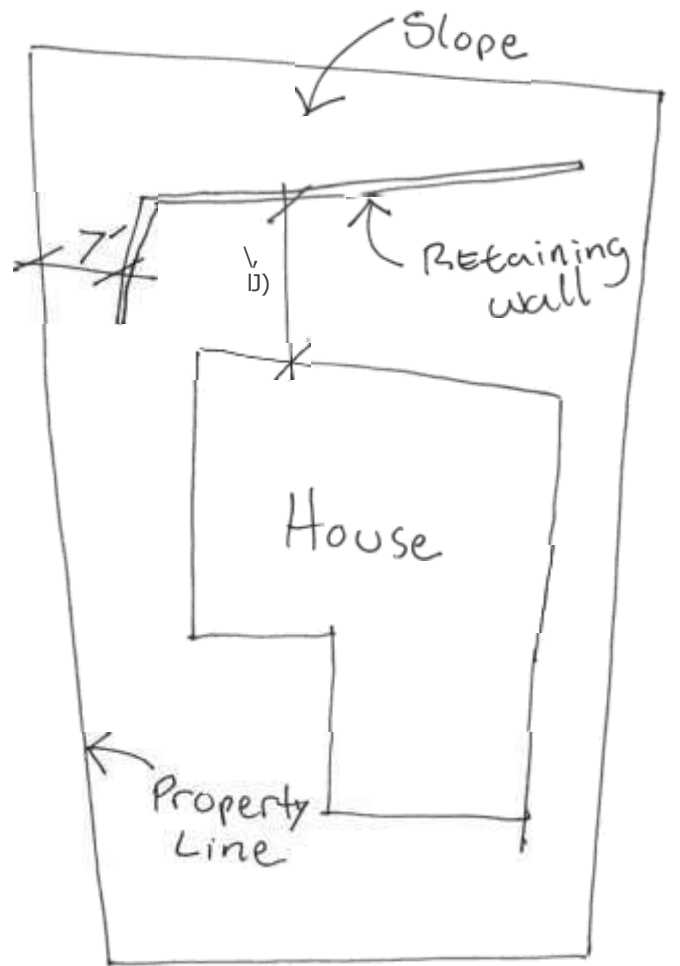
SITE PLAN EXAMPLE

(SMALL RESIDENTIAL PROJECTS)

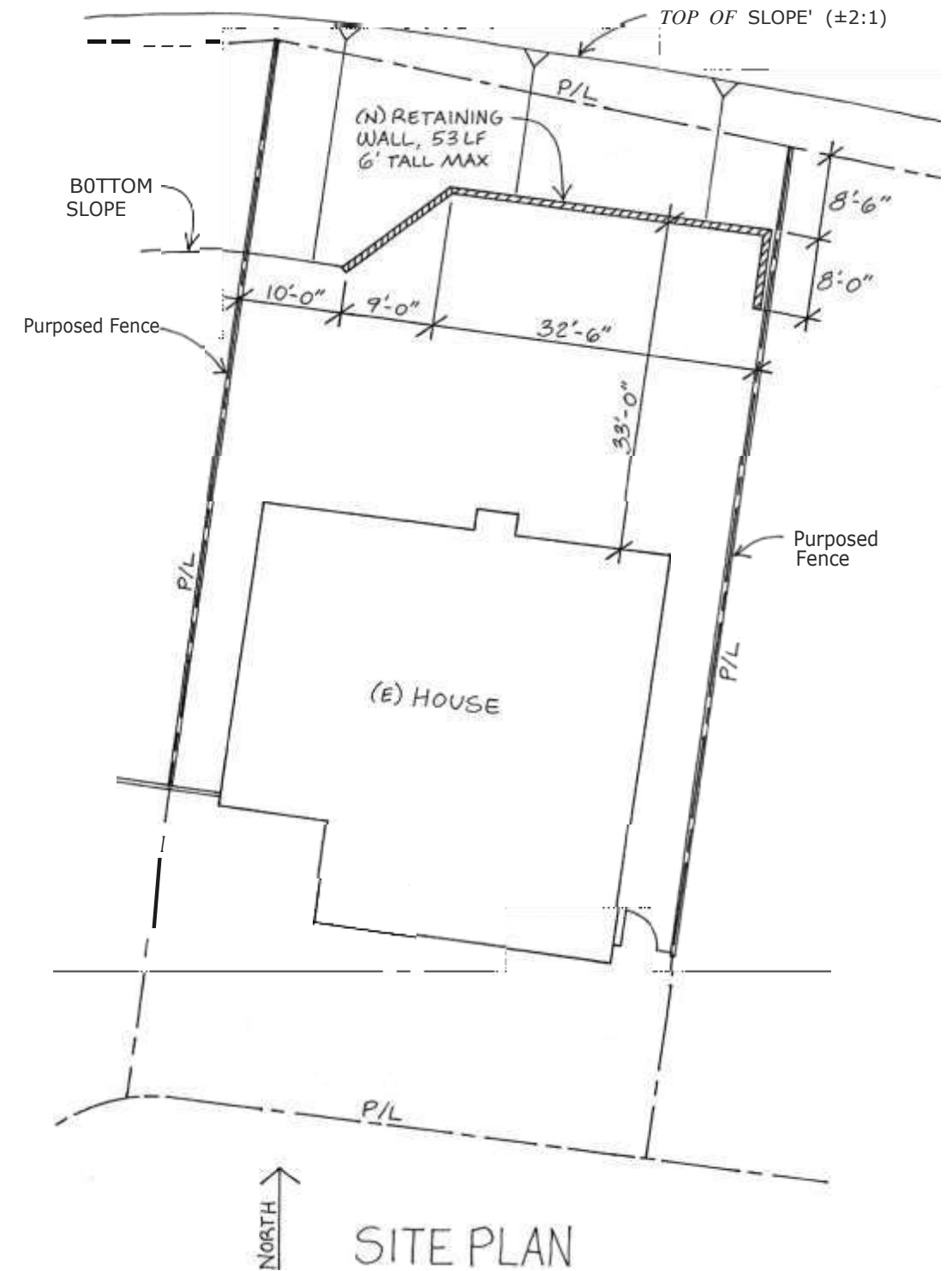
THIS PLAN IS AN EXAMPLE ONLY. DEPENDING ON THE NATURE OF YOUR PROJECT, BUILDING & SAFETY MAY REQUIRE ADDITIONAL PLANS AND/OR CALCULATIONS TO DEMONSTRATE CODE COMPLIANCE.



UNACCEPTABLE



UNACCEPTABLE



ACCEPTABLE