

FENCE REGULATIONS

A “Fence” is a structural barrier or enclosure, screening or demarcation, presenting a solid face or having openings amongst or between its constituent members.

Permits

A permit is not needed for fences less than six (6) feet in height. A fence in excess of six (6) feet requires a permit and may require additional information in regards to structural integrity, as determined by city building department. Regardless of whether or not a permit is required, regulations exist with regard to maximum heights at various locations on your property. WSMC 17.28.034 (C) Fence heights shall not exceed six (6) feet along rear or side lot lines (2) Fence heights shall not exceed five feet along front lot lines. (3) On corner lots the fence height along the side yard adjacent to the street shall not exceed four feet for the first twenty-five (25) feet from the lot corner to ensure adequate view clearance per Section 17.68.090. (4) Fences shall not be constructed or kept in any manner which could constitute a safety hazard to the person or property of adjoining landowners or to the general public.

WSMC 17.68.090 – No sight-obscuring structures or plantings exceeding thirty (30) inches in height shall be located within a twenty-five (25) foot radius of the lot corner nearest the intersection of two public, county or state roads, or from the intersection of a private driveway or road easement and a public, county or state road. Trees located within twenty feet of any such intersection shall be maintained to allow ten (10) feet of vision clearance below the lowest hanging branches.

“Front yard” - means an open space, other than the court, on the same lot with the building, between the front line of the building (exclusive of steps) and the front property line.

“Rear yard” – means an open space on the same line with the building, between the rear line of the building (exclusive of steps, porches and accessory buildings other than garages or workshops addressed in underlying zones) and the rear line of the lot.

“Side yard” – means an open space on the same lot with the building, between the side wall line of the building and the side wall line of the lot.

Remember to consider your development's Covenants, Conditions and Restrictions (CC&R's) and that fences may only be located on or within your own property when designing your fence. A fence could be allowed by city code but restricted by development CC&R's.