



## RESIDENTIAL FENCES DESIGN CRITERIA AND REVIEW PROCESS

### WHEN IS A FENCE PERMIT REQUIRED?

- 1.) NEW FENCES 42 INCHES OR HIGHER IN HEIGHT.
- 2.) WALLS 48 INCHES OR HIGHER IN HEIGHT.
- 3.) RETAINING WALLS THAT SUPPORT A SURCHARGE.

### Application documents include:

- Application Page
- Fences: Plot Plan (indicating proposed fence location)
- Retaining Walls: Plot Plan (indicating proposed fence location). If items 2 or 3 apply, construction drawings prepared by a Washington State licensed engineer.
- Owner Authorization Form (if applying on behalf of homeowner)

**Application Fees:** \$45.00

### Fences in Residential Districts (BGMC 17.135.080)

- Fences which are forward of the front face of the house cannot exceed 42 inches in height.
- Fences behind the front face of the house cannot exceed 72 inches in height.
- Hedges located in a sight distance or vision clearance triangle must be maintained at a height of forty-two inches or less (BGMC 12.116.220 and 17.135.088). All other hedges within private property are not regulated by this chapter.

### Location:

- Fences may be placed on or inside the property line

### Special Circumstances:

- Easements – The existence of easements on your property could affect where you place your fence. Please contact the Community Development Department for more details.
- Sight Distance – If vision clearance triangle issues are present, the location and height of your fence may be effected. Please contact the Community Development Department for more details.
- Retaining Walls – Retaining walls are considered part of the fence, and will be included in the overall height of the fence.
- Critical Areas – Fences are permitted within buffers provided, that the following criteria are met:
  - Vegetation clearing necessary to install the fence shall be the minimum amount of impact necessary to install the fence;
  - Fences shall consist of open materials that will not impede the movement of water and wildlife such as wood split rail or field fencing except that fences within existing improved yards may be composed of other materials;
  - Call the Planning Department to determine if there is a critical area on your property.

**Applications are typically processed as over the counter permits. However, if special circumstances are present, additional plan review time may be required. If you have any questions, please contact the Community Development Department @ 360-342-5047.**