



FRANKLIN COUNTY

PLANNING AND BUILDING DEPARTMENT

FENCE PLACEMENT REQUIREMENTS

Title 17.74 Zoning- Landscaping and Screening

FREQUENTLY ASKED QUESTIONS:

Where do I go to get information about building a fence in Franklin County?

Please visit the Planning and Building Department Staff at the Franklin County Courthouse, 502 W. Boeing St., Pasco, WA 99301 or by calling 509-545-3521. The Department website may be found at <http://www.co.franklin.wa.us/planning/index.html>.

Do I need a permit to build a fence?

Most fences being constructed in the County do not require a building permit. A typical residential fence, four (4)' or six (6)' high, does not require a building permit. Please review the following:

- A building permit *is not required* if the fence is six (6) feet high or less. Property owners should ensure the construction type, height, setback, and location complies with the County fence standards/requirements. In addition, if you are located in a development with private covenants and/or a homeowners association, please verify your neighborhood fence requirements as these are not regulated or reviewed by the County.
- A building permit *is required* if the fence is greater in height than six (6) and is located in the Agricultural, Commercial, and Industrial Zoning Districts.

How do I measure the height of a fence?

The height is measured from its top surface, board, rail or wire to the ground.

How close to the property line can I place my fence?

In most cases, if your fence is six (6) feet high or less (may differ for corner lots) you may place your fence up to the property line, but no part of the fence or post may encroach over the property line. It is encouraged that you keep a fence or planting back from the property line to allow maintenance.

The County does not locate property lines or mediate property line disputes resulting from misplaced fences. You are encouraged to know your property line to avoid possible disputes with neighbors.

How do I locate my property lines?

There should be property pins at each corner of your lot. It is important that you find them. Talk with your neighbors or use a metal detector. To help, a recorded survey or plat of your property may show property dimensions to help you get started. If you can't locate the property lines yourself, you may need to hire a professional land surveyor.

Are regulations different for a corner lot?

Yes. The corner lot regulations may vary in comparison to interior fence requirements. Prior to placing a fence on a corner lot, please visit the Planning and Building Department to review and discuss specific requirements for the property.

- Front yard setback: Fence setback requirements for a corner lot may require a 25' front yard setback for any fence that is four (4) feet or greater in height.
- Vision triangle: A 20' vision triangle standard applies to corner lots for safety (vision) purposes. Specifically, the code states that no fence, wall, hedge, landscape material or foliage higher than 3 feet above curb grade shall be located or planted within an area 20 feet along the property lines from the intersection of two streets including the area between such points.

What are the fence standards/requirements?

A proposed fence shall be in compliance with the following design standards as stated in Title 17 Zoning, Section 17.74 Landscaping and Screening of the Franklin County Code:

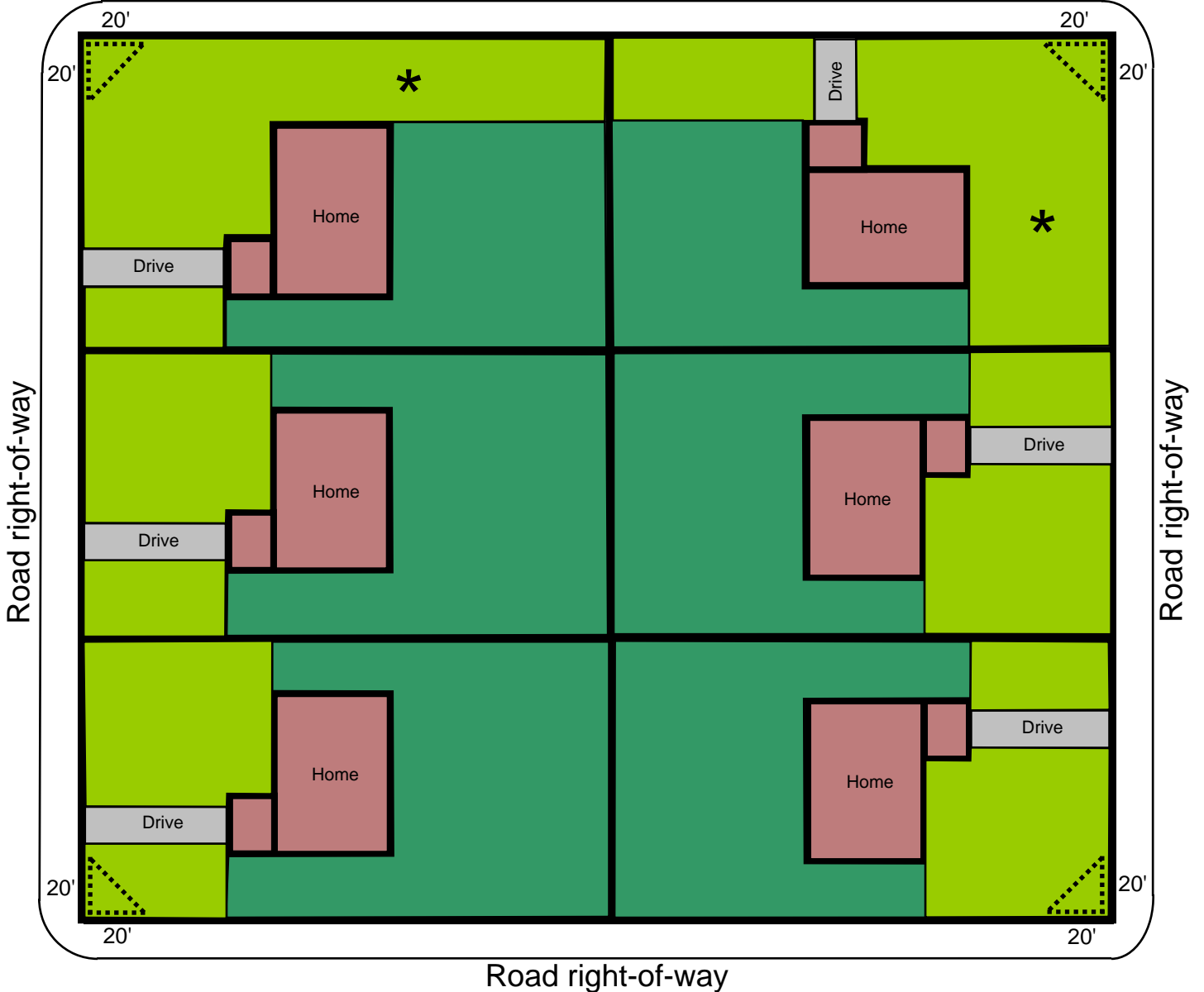
1. Intersections: Landscape materials or foliage of any kind situated within the vision clearance triangle shall not obstruct or obscure horizontal vision between the heights of 3 and 10 feet above the adjacent street or driveway grade.
2. Fences, Walls, and Hedges: The height of fences, walls, and hedges located between a structure and a street shall be measured from the existing or finished grade of the fence, whichever is lower. For sloping lot conditions, the height may be averaged for each six foot segment, with no height greater than 8 feet.

If you wish to place a fence or hedge above a retaining wall used to raise the grade of your property, the combined height of the retaining wall and fence/hedge is limited to 9-1/2 feet. If the retaining wall is necessary to protect a cut in grade, the normal height limitations apply to the fence, as long as the fence is setback three feet from the retaining wall.

3. Front Yard: Subject to subsection (a) of this section, the height of fences, walls and hedges shall be limited to 4.0 feet within the front yard area of residentially zoned lots, retail Business and office zoned lots; provided, when two contiguous corner lots, or two corner lots separated only by an alley right-of-way, form the entire frontage between parallel or nearly parallel streets, the height of fences, walls, and hedges shall be limited to 6 feet within the front yard area adjacent to the street.

4. Rear and Side Yards: The height of fences, walls, and hedges within the side and rear yards of residentially zoned lots, retail business and office zoned lots shall be limited to 6 feet. A gate or opening with a maximum 3-foot width leading into at least one side yard shall be provided.
5. Fences shall not be constructed out of tires, pallets, tarps and/or sheet plastic, bed springs, multi-colored materials, except colored materials manufactured specifically for fencing (i.e., slats of chain link fences), corrugated sheet metal, wheel rims and similar or like materials not traditionally manufactured or used for fencing purposes.
6. In all front yards, whether on properties with single, double, or triple frontage, rails, posts and other structural fence supports shall not be visible from a public street; except that posts and rails that are an intrical part of the fence design and aesthetics and not used primarily for structural support may be visible from a public street.
7. Barbed and razor wire fencing is prohibited in all residential districts, except barbed wire may be permitted in suburban residential districts on tracts larger than an acre, and in the Office district and the Central Business district. In the C-1 Retail Business district only one stand of barbed wire is permitted along the top rail or within two (2) inches of the top rail.
8. Electrified fences are not permitted in residential districts except as a secondary means of securing property where the electrified fence is located behind an existing fence or in suburban districts to contain permitted farm animals.
9. Vision Triangle: No fence, wall, hedge, landscape material or foliage higher than 3 feet above curb grade shall be located or planted within an area 20 feet along the property lines from the intersection of two streets including the area between such points, or 15 feet from the intersection of a street and an alley; provided, however, a chain link fence of 6 feet, or a smaller chain link fence set upon a maximum 3-foot wall or other structure not exceeding a combined height of 6 feet may be erected within said area of intersection of street and alley so long as the chain link or woven wire fence is at all times unobstructed by foliage or other matter.
10. Public Right-of-Way: Fences constructed in any zoning district may be permitted at the back of sidewalks in public right-way upon approval of the Engineer.

Road right-of-way



6' maximum fence height



4' maximum fence height



20' x 20' vision triangle - 3' maximum obstruction height



25' minimum setback for 6' fences on secondary front yards for corner lots