Fence Requirements

- There is no permit required to install a fence on your property.
- All fences must be installed on your own property.
- Fences cannot be installed in the public right of way without going through the encroachment process and filing a hold harmless agreement.
- For exact property location, a survey may need to be done. **The City is not responsible for locating property boundaries.**
- Utility locates must be done before any digging can start.
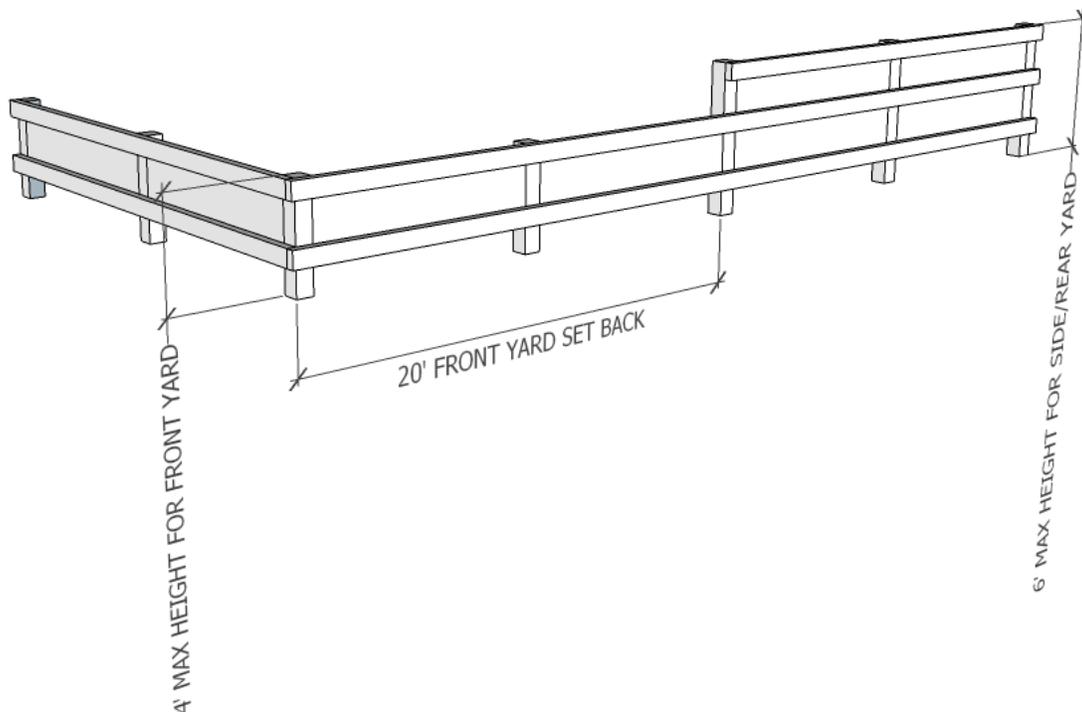- Corner lots have a 10' side yard setback with a maximum fence height of 4 feet.

CMC 17.64.020 Fences, walls, and hedges.

A. Notwithstanding other provisions of this title, fences, walls, and hedges located within and along the sides of a required front yard shall not exceed 48 inches in height.

B. Fences, walls, and hedges located within a required side or rear yard shall not exceed six feet in height; fences located behind the required front, side, or rear yard shall not be more than 10 feet high. (Fences over 7 feet high will need to be approved and permitted per IBC 105.2)

C. All outdoor storage of materials, waste, and equipment by a commercial use which is located in or adjacent to any R district shall be screened from sight of the properties in any R district by a sight-obscuring fence a minimum of six feet and a maximum of 10 feet high.

D. The fence heights allowed by this section shall not eliminate the visibility at intersections requirement of CMC 17.64.010. (Ord. 1160 NS § 1, 1997).

CMC 17.64.010 Visibility at intersections in residential districts.

A. Sight Visibility Triangle. On a corner lot in any R district, nothing shall be erected, placed, planted, or allowed to grow in such a manner as to impede visions between a height of three and one-half and 10 feet above the centerline grades of the intersecting streets in the area designated as the sight visibility triangle. The sight visibility triangle shall be formed by measuring back from the point where the intersecting street centerlines meet, a distance of 80 feet along the centerlines, with the third side of the triangle being the straight line connection between the above-mentioned side lines.