

## CITY OF KIRKLAND

123 FIFTH AVENUE ■ KIRKLAND, WASHINGTON 98033-6189 ■ (425) 587-3800

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### PRE-APPROVED PLANS POLICY

#### Policy R-16: FENCE REQUIREMENTS IN ROW

##### GENERAL REQUIREMENTS

Construction of any fence over six (6) feet in height requires a building permit.

##### FENCES ON PRIVATE PROPERTY

The regulations below are a summary. If there are special circumstances on your property, please check with the Planning Department to determine if a modification may be available to your particular circumstances.

- a. Fences are allowed to be located anywhere on private property, subject to the following limitations:
- b. Fences located outside of required setback yards may not exceed the maximum structure height established in the Zoning Code for the zone in which the fence is located.
- c. Properties abutting a neighborhood access or collector street may not have a fence over 3½ feet in height within the front yard. On corner lots with two required front yards, this restriction shall apply only within the front yard adjacent to the front façade of the structure.
- d. Fences along rear and side property lines and within required rear and side setback yards may be no higher than 6 feet.
- e. The combined height of a fence and retaining wall within 5 feet of each other in a required yard may be a maximum of 6 feet in height. A modification may be available if the Building Code requires a guardrail. This modification must be approved by the Planning Department prior to installation (Zoning Code Section 115.113.3g).
- f. A fence may not be placed closer than 15 feet to any street curb or the edge of the street pavement if no curb exists, unless the location of the property line can be shown with a survey or other reasonable means to the satisfaction of the Planning and Public Works Departments, in which case the fence may be located on the property line or within the boundaries of the private property.
- g. Fences over 3 feet in height may not be located within the areas around street and driveway intersections. See Public Works pre-approved plans policy R 13-Intersection Sight Distance for more specific information.
- h. For properties located along the Lake Washington shoreline, fences may not be located within a required high waterline setback yard or within any portion of a north or south property line yard which is coincident with the high waterline setback yard.
- i. Fences may not be located in a stream, wetland or their associated buffers or a native Growth Protection Easement (NGPE).

##### FENCES WITHIN RIGHTS-OF WAY

Construction of any fence in the public right-of-way requires a no fee Right-of-way Permit and a City Hold Harmless Agreement (recording fee required). The City may require fences built within rights-of-way to be removed at any time that the right-of-way is needed for public use. The City will not be held responsible for any damages resulting from the construction of a fence within a right-of-way.

Except for those installed by the City, fences may not be placed within public rights-of-way unless:

- a. They are set back at least 15 feet from any street curb, or if no curb exists, the edge of the street pavement; and a written determination is made by the Public Works Department that the location of the fence will not obstruct future or existing right-of-way or utility improvements;
- b. They are no higher than 6 feet and do not exceed 3½ feet if located within the right-of-way adjacent to the front yard setback abutting a neighborhood access or collector street as outlined in 2.b above;
- c. They are 3 feet or less in height if located within the areas around street and driveway intersections; see Public Works Pre-Approved Plans Policy R.13-Intersection Sight Distance for more specific information.
- d. Fences located behind the sidewalk shall not be higher than 3½ feet and shall not exceed 3 feet in height if located within the read around street and driveway intersections.