

DEVELOPMENT REGULATIONS FOR RESIDENTIAL FENCES & HEDGES

Planning Division

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This handout has been prepared by the Renton Planning Division to inform you of the City regulations that control the height of fences and hedges in residential lots. These provisions have been developed in order to promote public safety and aesthetically pleasing neighborhoods. This handout is intended to graphically illustrate these provisions.

Fences may be constructed anywhere on your property within the height limits shown in this handout without a permit. They cannot be constructed on any City street. If you are unsure as to where your property line is, you should contact a surveying/engineering company for surveying information.

The City does not require permits for hedges; however they must comply with the City's height requirements. Property owners are responsible for removing or bringing into compliance hedges and fences not complying with these regulations. A special review process is required only if you desire to construct a fence greater than **forty-eight inches (48")** within the front yard setback (and side yard setback for corner lots). Please see page 2 of this handout and/or the **Special Fence Submittal Requirements** for more information about this process.

MAXIMUM HEIGHT OF FENCES FOR CORNER AND INTERIOR RESIDENTIAL LOTS:

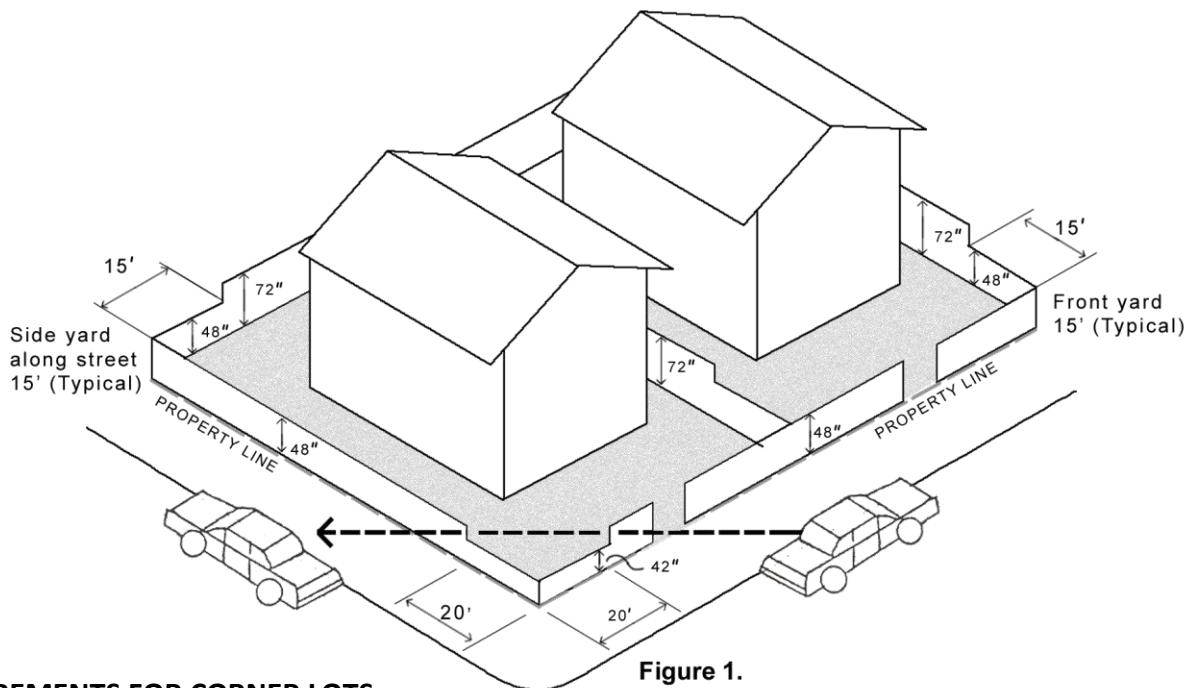


Figure 1.

REQUIREMENTS FOR CORNER LOTS:

Corner lots require a clear vision area for visibility and safety reasons. This is defined as the area bounded by the street property lines of corner lots and a line adjoining points along said street lines

twenty feet (20') from their point of intersection. Within this area, the maximum height allowed for a fence or hedge is **forty two inches (42")**.

FENCE HEIGHT EXCEPTION FOR SIDE YARDS ALONG A STREET:

Fences and hedges up to 72" in height may be installed within side yards along streets, excepting any portion within a front yard setback or clear vision area, if all the following criteria are met:

- High-quality fencing materials shall be used (e.g., cedar wood, wrought iron, etc.); and chain link fencing is not permitted.
- The fence is set back at least eight feet (8') from the subject property line; and
- Within the minimum eight feet (8') fence setback, irrigated or drought-tolerant landscaping that complies with the standards of RMC 4-4-070.(I-L.1)(P-Q) shall be installed and continuously maintained so that plantings provide total coverage of the area within three (3) years based on the following requirements:
 - (A) Ground Cover: Eighteen (18) ground cover plants per five (5) linear feet of landscaping strip.
 - ✓ Minimum four inch (4") pots.
 - ✓ Mulch must be confined to areas underneath plants and is not a substitute for ground cover plants.
 - (B) Shrubs: Eight (8) shrubs per five (5) linear feet. Up to fifty percent (50%) of shrubs may be deciduous:
 - ✓ Low Shrub: Mature size under three (3) feet tall. Minimum size at planting: one (1) or two (2) gallon pot or balled and burlapped equivalent.
 - ✓ Medium Shrub: Mature size from three (3) feet to six (6) feet tall. Minimum size at planting: two (2) or three (3) gallon pot or balled and burlapped equivalent; and
- The plants shall be planted in a triangular pattern with approximately even spacing depending on the plant material; and
- Plants listed as a nuisance or prohibited by King County are prohibited in required landscaped areas; and
- Planting of a hedge or plantings that will grow to become a hedge are prohibited to be within the required landscaping area between the property line and fence; and
- The finished face of the fence shall be oriented to the street; and.
- No fence or hedge shall exceed forty-two inches (42") within any clear vision area, as defined by RMC 4-11-030, Definitions C.
- As an alternative to these standards, an applicant may apply for a Special Administrative Fence Permit per RMC 4-4-040.G.

Persons contemplating the construction of a fence are encouraged to contact the Planning Division for additional information at (425) 430-7200.

Always call before you dig! 1-800-424-5555 www.callbeforeyoudig.com