

City of Everett Zoning Code Regulations **FENCES**



***Fences under 6' in height and on private property do not require a permit.**

You will find that there are additional fence standards for properties that are in the Historic or Core Residential Overlay. The fence standards in these overlays supersede the citywide standards.

The following standards from the zoning code have been simplified or abbreviated. For complete fence regulations, see Section 39.070 of the zoning code. **For questions: Call 425.257.8731 or visit a planner at the Permit Services counter at: 3200 Cedar Street, 2nd Fl, Everett, WA 98201**

City Wide Fence Standards

Residential zones:

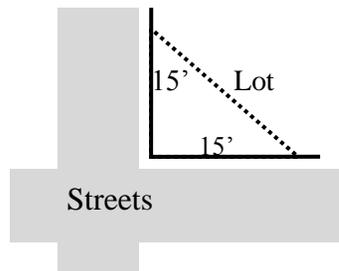
1. Fences within the front setback shall not exceed 42" in height. Fences shall not exceed 6' in height unless they meet the accessory building setback and height requirements.
2. Fences along a freeway may be up to 10' in height. Building Permit is required.
3. Fences with barbed or razor wire or other similar materials are not permitted except for special property uses.

Non-residential zones:

1. Fences shall not exceed 10' in height.
2. Fences may not be located between any public street and the front of any building unless required for screen purposes by Chapter 35.
3. Barbed wire or other similar materials are permitted only atop a fence at least 6' in height. Such material shall not be noticeable from arterial streets or residentially zoned properties.

All zones:

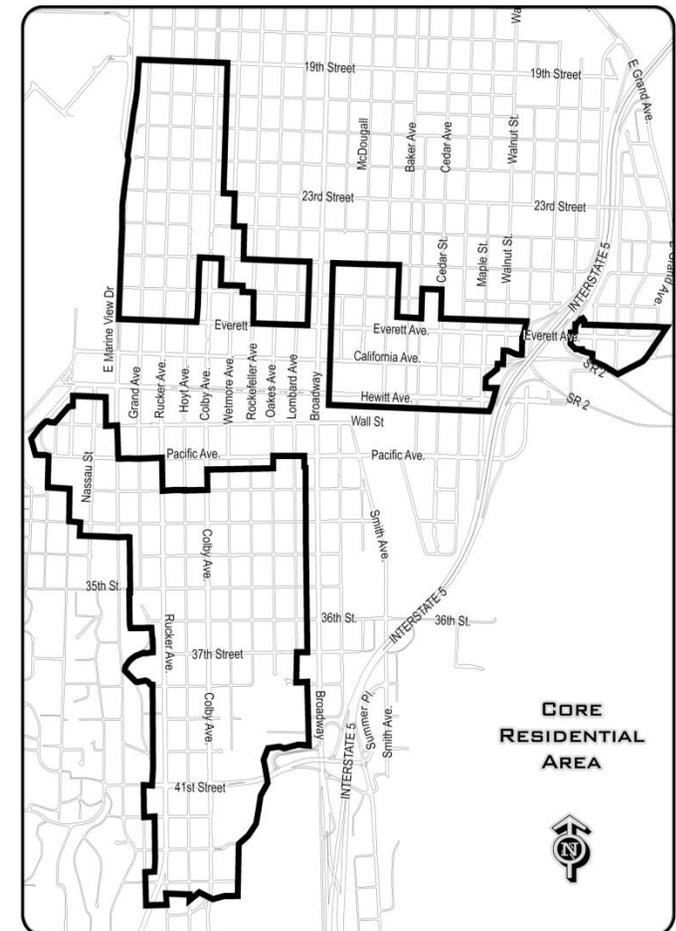
1. A permit from the Public Works Department must be obtained prior to locating any fence within the City right-of-way.
2. Electric fences are prohibited except in the A-1 zone.
3. A fence placed upon a berm or wall not retaining soil shall not exceed the maximum height allowed as if the berm or wall were not there. The fence must not exceed 42" in height if placed upon a retaining wall that is greater than 6' in height.
4. Fences on a corner lot in a zone that requires a front and/or a side setback shall not exceed 3' in height when within 15' of the corner as shown:



Historic Overlay Fence Standards for the Rucker/Grand, Norton/Grand, and Riverside Districts

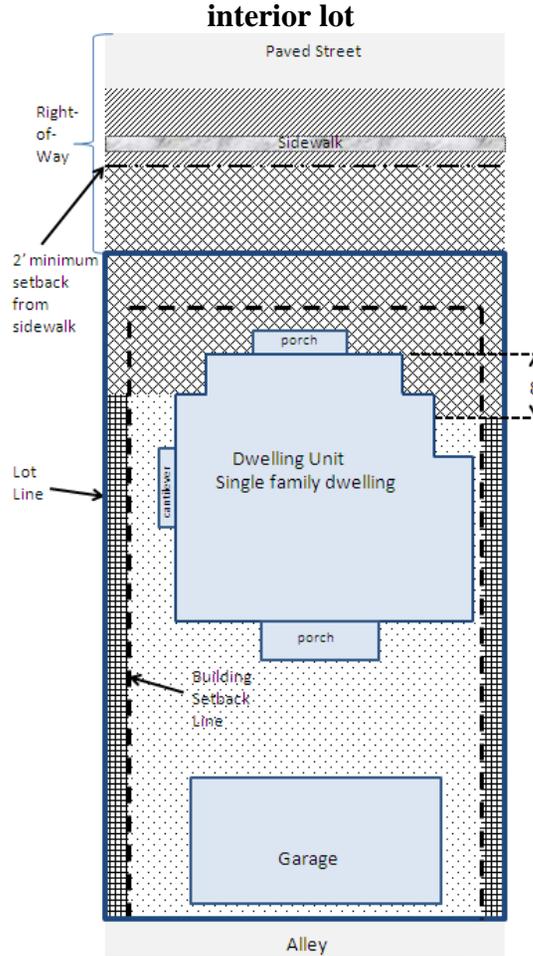
1. Fences within the front setback shall not exceed 3'6" in height and be not more than 70% solid. Fencing materials in the front yard should be wrought iron or wood picket.
2. Chain link fences in front yards are prohibited.

Core Residential Overlay Fence Standards



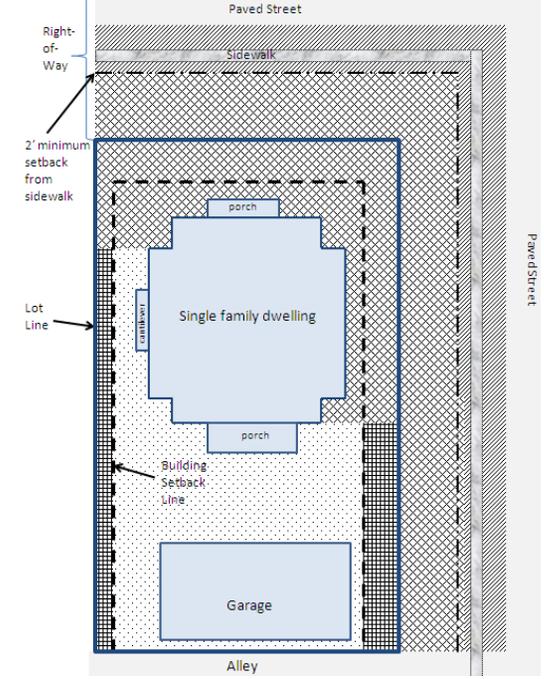
- A fence may be 6' tall and solid except when the fence is within the:
 - City right-of-way;
 - area between the street and the residence;
 - area between the street and a line drawn parallel to the street which extends from the front corners of the residence to the side lot lines. In cases of a residence with multiple corners, the corner which is closest to the side lot line will be used except that the parallel line will not be more than 8' behind the front façade; and
 - for corner lots containing two or more residences - the area between the side street and a line drawn parallel to the side street which extends from the rear corner of the building to the rear lot line.
- Fences within areas described above must:
 - not exceed 42" in height; and
 - be set back a minimum of 2' from the sidewalk, and
 - be at least 30% transparent, except fences may be up to 6' in height if the fence is at least 10' from the sidewalk and is at least 70% transparent or fences not in areas described above or not within the accessory building setbacks may be up to 8' in height and solid.
- Type III landscaping must be provided between a street and fence exceeding 42" in height.
- Chain link, wire, corrugated, sheet metal or other similar types of fences are prohibited.

Core Residential Examples



-  Fences are prohibited
-  Fences must not exceed 3.5' in height and be at least 30% transparent
- OR**
- up to 6' in height, be at least 70% transparent, and setback a minimum of 10' from the sidewalk with Type III landscaping
-  Fences must not exceed 6' in height and may be 100% solid
-  Fences must not exceed 8' in height and may be solid with a building permit

One dwelling on a corner lot



Two or more dwellings on a corner lot

