



# FENCE HANDOUT — EMC 19.40

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## Permit requirements and first steps:

Fences under 7' in height and on private property **do not** require a permit, but must meet the zoning code standards for height, material, and transparency. Fences 7' or taller, if allowed, **may** require a building permit and you will need to discuss your project with Permit Services. Fences located in the right-of-way, if allowed, **do** require a [Public Works permit](#). Use our interactive [Map Everett](#) to find your zoning to see what fence standards apply to your property, and to see approximate lot lines to determine if your proposed fence location may be in the right-of-way and requires a permit. For determining exact lot lines, a survey may be required. The City of Everett does not survey private property to determine lot lines for fencing or building purposes.

## Call 8-1-1 at least 72 hours before you dig to locate underground utilities!

Locate underground utilities on your property. Fences must be set back a minimum of 4' horizontal distance from any utility mains. Fence posts must be a minimum of 2' away from utility service lines. Check with Public Works staff at Permit Services to determine if the proposed fence location has any impacts on utilities and if greater setbacks are required. Water meters shall remain outside of fenced areas to be kept clear and accessible for maintenance and monthly reading.

## Fence Standards

### Residential zones

Fences shall **not** exceed a height of:

- 3'6" within the front setback or the abutting right-of-way.
- 6' within the street side setback or the abutting right-of-way.
- 7' within the interior side or rear setbacks.

### Exceptions:

- Fences within the front setback or the abutting right-of-way may be up to 6' in height if the fence is at least 10' from the sidewalk, is at least 70% transparent from 3' to 6', and is not chain link or other type of similar material. If no sidewalk exists, the minimum distance required is determined by the city engineer.
- For corner lots or double fronting lots, the front and street side or rear fence heights can be switched if the front of the house faces the street side or rear.
- Arbors may exceed the maximum fence height within the front setback for a distance of up to 20% of the lot frontage on the street, provided the height of the arbor does not exceed 8'.

### Prohibited Fences in Residential Zones

- Barbed wire, razor wire and other such materials are not permitted.
- Wire, excluding chain link, corrugated, non-decorative sheet metal, or other similar type fencing are prohibited along a street fronting lot line in all zones.
- Chain link fences are prohibited in the MU and UR4 zones, and in the Historic Overlays.

[For additional regulations or for non-residential zones, see EMC 19.40.](#)



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