



FENCE HANDOUT

In this Handout:

- Permit requirements and first steps
- Call 8-1-1 before you dig!
- Fence standards city wide
- Fences standards in Historic, CRA and UR areas

Permit requirements and first steps:

Fences under 6' in height and on private property **do not** require a permit, but must meet the zoning code standards for height, material, and transparency. Fences above 6' **may** require a building permit and you'd need to discuss your project with Permit Services. Fences located in the right-of-way, if allowed, **do** require a [Public Works permit](#). Find your zoning to see what fence standards apply to your property, use our interactive [Map Everett](#). For determining exact property lines, a survey may be required. The City of Everett does not survey private property to determine property 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 4ft from any utility mains. Fence posts must be a minimum of 2ft 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.

Historic Overlay Fence Standards

[Rucker/Grand, Norton/Grand, & Riverside Districts](#)
[EMC 19.33.240](#)

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. Chain link fences in front yards are prohibited.

City Wide Fence Standards

[EMC 19.39.070](#)

Residential zones:

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.

Fences along a freeway may be up to 10' in height. A Building Permit is required. Fences with barbed or razor wire or other similar materials are not permitted except for special property uses.

Non-residential zones:

Fences shall not exceed 10' in height.

Fences may not be located between any public street and the front of any building unless required for screen purposes by Chapter 35. In the E-1/MUO zones, fences over 3 ft high and chain-link fences are not allowed within 100' of Evergreen Way, unless it's not visible from Evergreen Way and side streets.

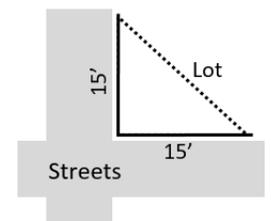
Barbed wire or other similar materials are only permitted on fence at least 6' in height. Such material shall not be noticeable from arterial streets or residentially zoned properties.

All zones:

Electric fences are prohibited except in A-1 zone.

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.

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 in the image to the right.



(continued on next page)



Core Residential Area and UR Zone Fence Standards - [EMC 19.20.800.D](#)

A fence may be 6' tall and solid except when the fence is within the:

- (a) City right-of-way;
- (b) area between the street and the residence;
- (c) 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
- (d) 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:

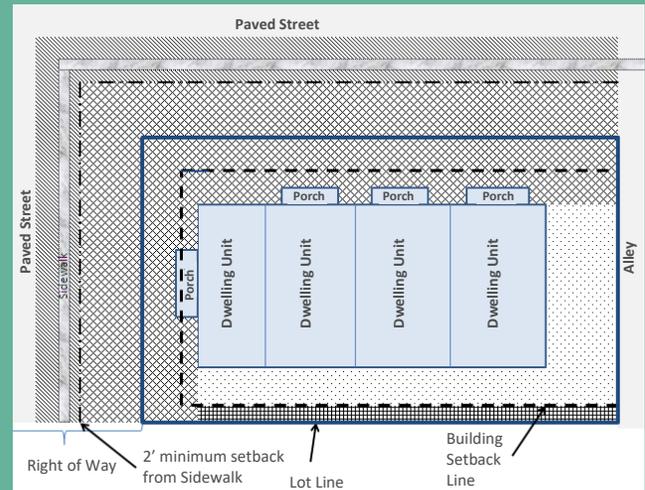
- (a) not exceed 42" in height; and
- (b) be set back a minimum of 2' from the sidewalk,
- (c) be at least 30% transparent, except fences may be up to 6' in height if the fence is at least 10' from the sidewalk and is at least 70% transparent or fences not in areas described above or not within the accessory 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.

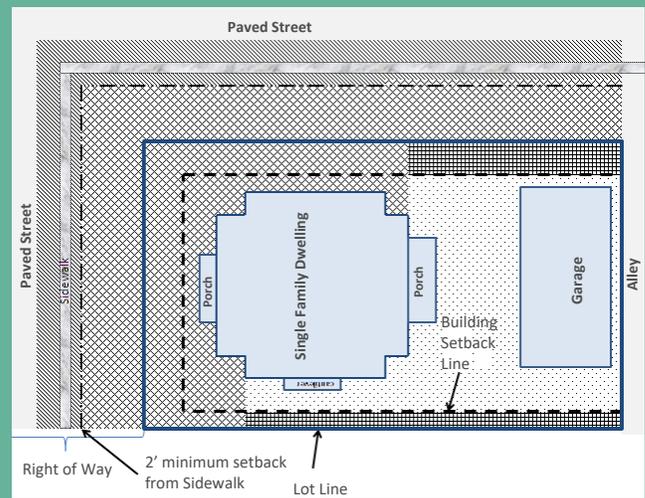
Chain link, wire, corrugated, sheet metal or other similar fence types are prohibited in the core and UR.

Core Residential Examples

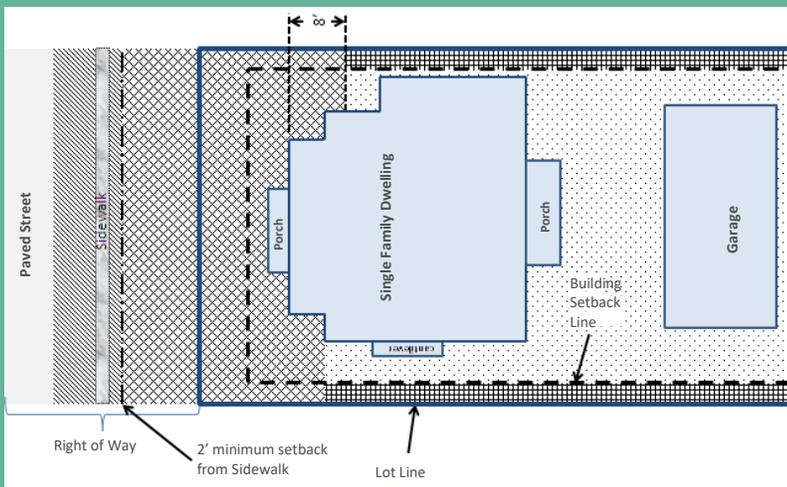
Two or more dwellings on a corner lot



One dwelling on a corner lot



Interior Lot



- 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 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

Permit Services

3200 Cedar Street, 2nd Fl
Everett, WA 98201



425.257.8810
Option 3: Planning | Option 6: Public Works



planning@everettwa.gov
everettwa.gov