



## CITY OF KENNEWICK FENCING STANDARDS

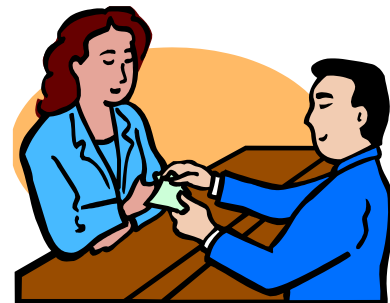
Most residents within the City of Kennewick do not know that placing a fence on your property has certain restrictions. If you have ever pulled up to a corner to turn onto a busy street and cannot see oncoming traffic due to a fence or hedge you can understand the need for these restrictions. Backing out of your driveway can also be a challenge if you or your neighbor has not taken sightline setbacks into account.

This packet is intended to help you determine where your fencing can be placed without causing view obstructions and will explain fencing height restrictions.

***All properties have varying conditions; therefore, standards can be unique to each property. You should always check for Covenants and Restrictions placed on your property at the time of original plat for restrictions exclusive to your subdivision.***

Please also check your property for accessibility to your water meter location taking into consideration the City Meter Readers will need access.

If once you have read the attached ordinance and looked over the sightline setback worksheet you still have questions about where you can legally place your fence, give us a call. In most cases we have the ability to view and print a map of your property to assist you with your fence placement. Do not hesitate to contact us with your questions – we will be happy to help.



## **Contact Information**

City of Kennewick Development Services  
509-585-4280

City of Kennewick Building Department  
509-585-4561

## **Packet Contents**

City of Kennewick Ordinance KMC 18.27 Accessory Buildings, Structures and Uses

City of Kennewick Sightline Setbacks Per KMC 13-12-020

City of Kennewick Residential Sightline Setbacks Illustration

City of Kennewick Ordinance KMC 18.75 Residential Design Standards

\*Residential Single Family Design Standards – Fences pg 1-2

\*Residential Multi-Family Design Standards – Fences pg 15 - 16

## CHAPTER 18.27 - ACCESSORY BUILDINGS, STRUCTURES, AND USES

### 18.27.010: - Generally.

In any R district, recreation shelters, storage shelters, covered patios, private garages, carports, and similar structures are permitted as accessory structures and must be in conformance with applicable provisions of Chapter 18.12.

(Ord. 5180 Sec. 1, 2007)

### 18.27.020: - Detached Accessory Building—Conformance Required.

Any accessory building, which is detached or only connected by a breezeway, must comply with this Chapter. An accessory building, which is an integral part of or has a common wall with the main structure, must comply with all provisions of this Title applicable to the main structure.

(Ord. 5180 Sec. 1, 2007)

### 18.27.030: - Accessory Building—Setback—Dimensions.

Accessory buildings must comply with applicable setbacks. Except in C, I, PF, UMU, and OS districts, detached accessory buildings may not be over 20 feet high. In all R and HMU districts, no accessory building may be closer than ten feet from any building on the same lot unless the accessory structure is constructed in accord with the International Building Code, in which case the separation can be reduced to four feet. In addition, no accessory structure may be within a radius of ten feet from the vertical centerline of a window in a dwelling on the same or an adjacent lot. It may not be within five feet of a side or rear property line but it may abut a rear property line adjacent to an alley, canal right-of-way or railroad right-of-way.

( Ord. 5744 Sec. 1, 2018; Ord. 5715 Sec. 1, 10-17-2017 ; Ord. 5180 Sec. 1, 2007)

### 18.27.040: - Fence Standards.

- (1) All fences must conform to the provisions of Title 15 and Chapters 18.12, 18.75 and 18.78.
- (2) All fences in excess of 36 inches in height must be constructed with steel posts or with pressure-treated wood posts. Wooden posts must be set in gravel and compacted by earth. Steel posts must be set in concrete. Fences must be adequate to withstand a minimum windload of 80 miles per hour.
- (3) All fences in residential zones except Residential, Suburban shall be constructed of material commonly used in residential fence construction, such as chain link, wood slat, masonry walls, ornamental iron, wood pickets, and similar material. Fences of synthetic materials that have the functional equivalence of natural or traditional material may be substituted. The Planning Director may adopt rules and regulations to implement this subsection.
- (4) Fences in Residential Suburban districts shall comply with provisions of this section. Fences for the containment of animals or the protection of crops, made from wood, barbwire, and electric wire are permitted. The Planning Director may adopt rules and regulations to implement this subsection.
- (5) Nothing in this section is intended to prohibit or restrict fences appropriate for a permitted use within any district, such as fences for protecting swimming pools, confining animals, protecting agricultural crops and the like.

(Ord. 5180 Sec. 1, 2007)

### 18.27.050: - Fences, Hedges, Walls—Height Requirements.

- (1) Fences, hedges, walls and the like in "R" districts may not be higher than 30 inches above the top of curb grade within a sight triangle as specified in 18.27.060, 36 inches above the top of curb grade in a required front yard or six feet above grade on other parts of the site. Chain link fences over six feet high are permitted around basketball courts, tennis courts, and similar activities if all setbacks are met.
- (2) Fences, sloping yards, retaining walls, or terraces may be constructed with a combined total elevation no greater than that of the adjacent foundation or existing grade of the lot line, whichever is higher. Walls, fences, and hedges may be added to this height if they do not exceed the height limits of this section as measured from the established finish grade.

- (3) If a retaining wall is 60 inches or more above the adjacent grade and is located along a lot line, a guardrail or fence not less than 36 inches high must be placed along the top of the wall.

(Ord. 5407 Sec. 10, 2012; Ord. 5180 Sec. 1, 2007)

**18.27.060: - View Obstruction Prohibited.**

- (1) Whenever streets intersect, walls, fences, sign faces, foliage, rocks, mounds, parked vehicles, boats, campers, or similar view obstructions must be in accord with the setback and height requirements of Chapter 13.12.
- (2) In any R district where a driveway intersects a street right-of-way, there shall be no wall, fence, sign face, foliage, rock, mound, parked vehicle, boat, camper, or similar view obstruction between 30 inches and 84 inches above the top of curb grade within two triangular areas on both sides of said driveway, each of which has legs measured ten feet from and perpendicular to the street right-of-way from the intersection points of the drive and street right-of-way on both sides of said driveways.
- (3) In any district, other than R districts, where a driveway intersects a street right-of-way, there shall be no wall, fence, sign face, foliage, rock, mound, parked vehicle, boat, camper, or similar view obstruction higher than 30 inches or lower than 84 inches above curb grade within two triangular areas on both sides of said driveway. The two triangular areas have a common leg, which extends 15 feet along the centerline of the drive beginning at and perpendicular to the curb line. The left triangle, when facing the street, has a second leg, which extends 140 feet along the street curb line from the centerline of the drive. The triangle to the right has a comparable leg, which extends 75 feet from the centerline of the drive.

(Ord. 5407 Sec. 11, 2012; Ord. 5180 Sec. 1, 2007)

**18.27.070: - Dwelling Groups.**

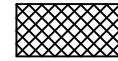
Each building in a dwelling group must be separated by at least ten feet. Buildings over 30 feet high must be separated by at least one foot for each three feet of building height. The UMU district is exempt from the provisions in this section.

( Ord. 5715 Sec. 2, 2017 ; Ord. 5180 Sec. 1, 2007)

# SIGHTLINE SETBACKS PER KMC 13.12.020

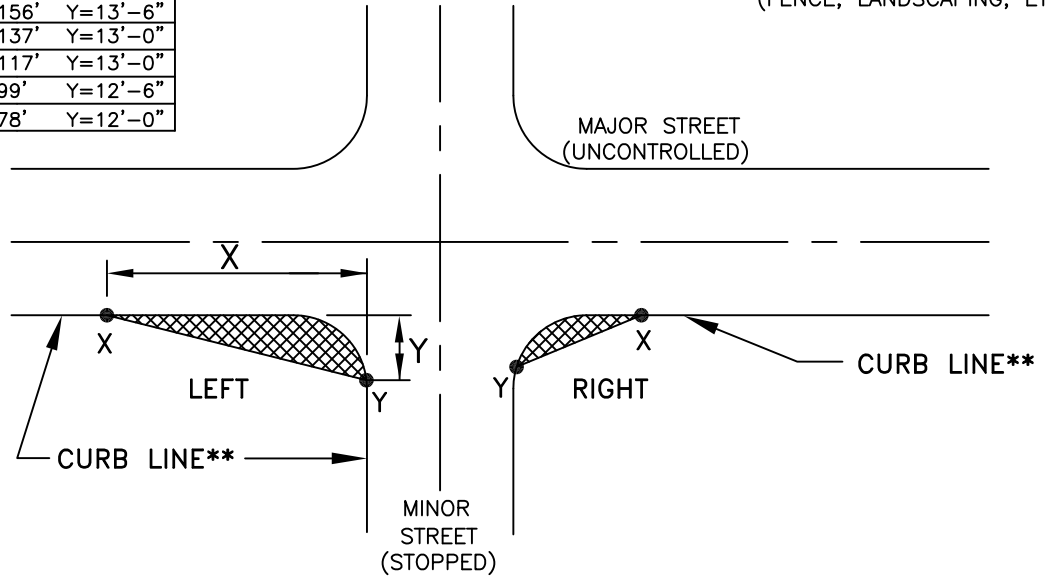
## STOP CONTROLLED STREETS

POINT OF SIGHT DISTANCE CHART*			
SPEED LIMIT (MAJOR STREET)	DISTANCES AS MEASURED FROM CURB LINES		
	LEFT	RIGHT	
50 MPH	X=317' Y=14'-6"	X=176' Y=13'-6"	
45 MPH	X=282' Y=14'-0"	X=156' Y=13'-6"	
40 MPH	X=248' Y=14'-0"	X=137' Y=13'-0"	
35 MPH	X=213' Y=14'-0"	X=117' Y=13'-0"	
30 MPH	X=182' Y=13'-6"	X=99' Y=12'-6"	
25 MPH	X=145' Y=13'-6"	X=78' Y=12'-0"	



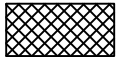
**-SIGHT LINE AREA**  
NO OBSTRUCTIONS OVER 30-INCHES IN HEIGHT, ABOVE THE TOP OF CURB. (FENCE, LANDSCAPING, ETC.)

\* THE TRAFFIC ENGINEER SHALL DETERMINE THE SPEED LIMIT TO BE USED.



\*\*CONSULT TRAFFIC ENGINEER FOR UNCURBED STREETS, ROUNDABOUTS OR MAJOR STREETS WITH CURVATURE.

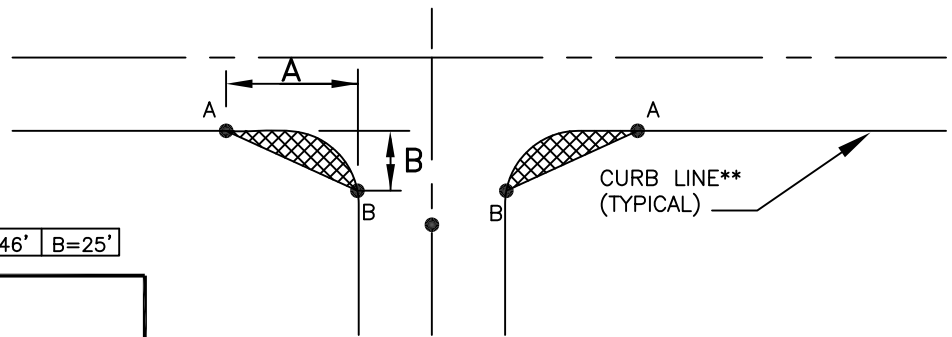
## YIELD AND UNCONTROLLED T-INTERSECTIONS (NO SIGNS)



**-SIGHT LINE AREA**  
NO OBSTRUCTIONS OVER 30-INCHES IN HEIGHT, ABOVE THE TOP OF CURB. (FENCE, LANDSCAPING, ETC.)

STREETS OTHER THAN 36 FEET WIDE SHALL BE LAID OUT ACCORDING TO THE CODE USING THE STREET CENTERLINE

36' WIDE STREET | A=46' | B=25'



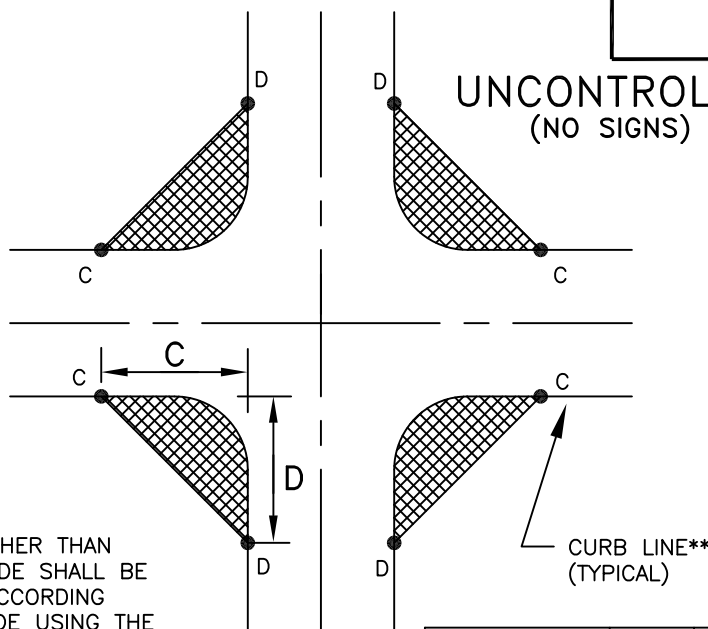
## UNCONTROLLED CROSSING INTERSECTION (NO SIGNS)



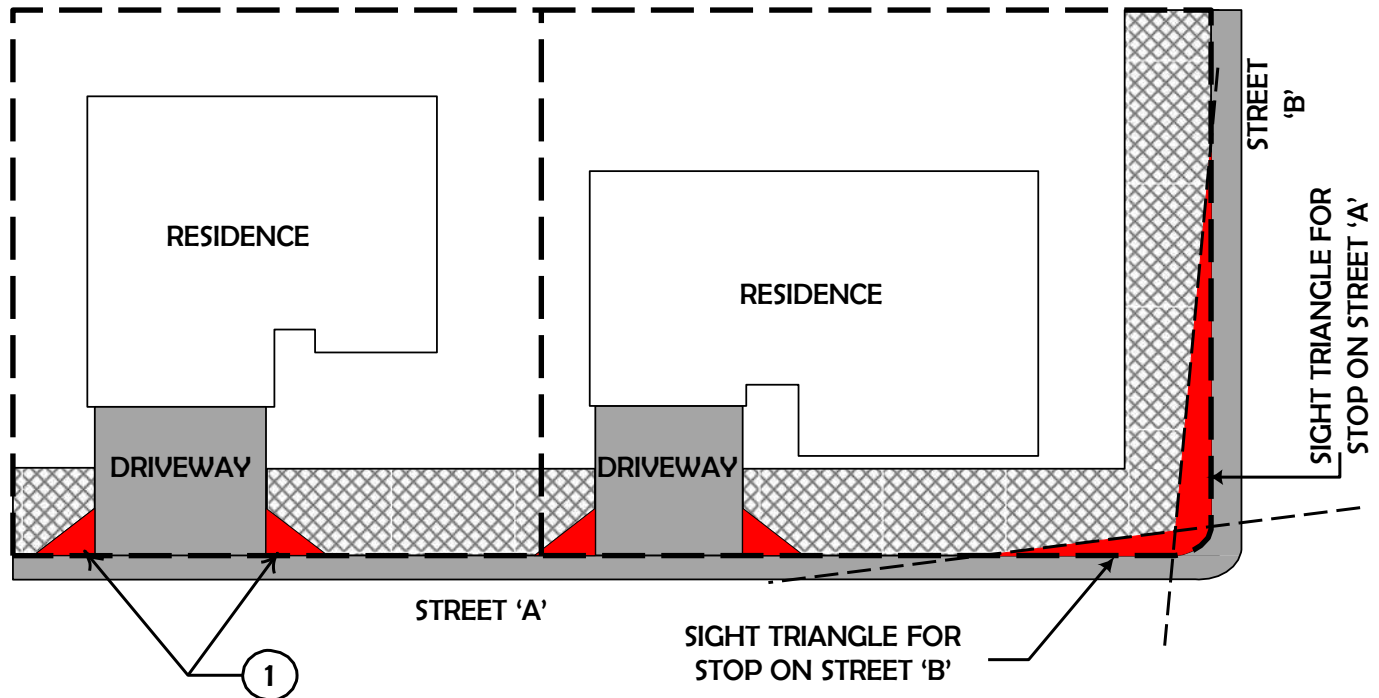
**-SIGHT LINE AREA**  
NO OBSTRUCTIONS OVER 30-INCHES IN HEIGHT, ABOVE THE TOP OF CURB. (FENCE, LANDSCAPING, ETC.)


STREETS OTHER THAN 36 FEET WIDE SHALL BE LAID OUT ACCORDING TO THE CODE USING THE STREET CENTERLINE


36' WIDE STREET | C=62' | D=62'



# City of Kennewick Residential Fence Requirements



 STREET SETBACK – Max. 36-inch height limit area. The rest of the yard/lot has a 6-foot max. height limit. (Street A yard setback is 15-feet and Street B yard setback is 10-feet, as measured from the back of the sidewalk)

 SIGHT TRIANGLE – Max. 30-inch height limit area (includes shrubs, fence, wall, berms, etc.)

 DRIVEWAY SIGHT TRIANGLE – 10 feet x 10 feet

## 18.27.040: - Fence Standards.

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- (3) All fences in residential zones except Residential, Suburban shall be constructed of material commonly used in residential fence construction, such as chain link, wood slat, masonry walls, ornamental iron, wood pickets, and similar material. Fences of synthetic materials that have the functional equivalence of natural or traditional material may be substituted. The Planning Director may adopt rules and regulations to implement this subsection.
- (4) Fences in Residential Suburban districts shall comply with provisions of this section. Fences for the containment of animals or the protection of crops, made from wood, barbed wire, and electric wire are permitted. The Planning Director may adopt rules and regulations to implement this subsection.
- (5) Nothing in this section is intended to prohibit or restrict fences appropriate for a permitted use within any district, such as fences for protecting swimming pools, confining animals, protecting agricultural crops and the like.

## 18.27.050: - Fences, Hedges, Walls—Height Requirements.

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- (2) Fences, sloping yards, retaining walls, or terraces may be constructed with a combined total elevation no greater than that of the adjacent foundation or existing grade of the lot line, whichever is higher. Walls, fences, and hedges may be added to this height if they do not exceed the height limits of this section as measured from the established finish grade.
- (3) If a retaining wall is 60 inches or more above the adjacent grade and is located along a lot line, a guardrail or fence not less than 36 inches high must be placed along the top of the wall.

## 18.27.060: - View Obstruction Prohibited.

- (1) Whenever streets intersect, walls, fences, sign faces, foliage, rocks, mounds, parked vehicles, boats, campers, or similar view obstructions must be in accord with the setback and height requirements of Chapter 13.12.

## Residential Single Family

### Fences

#### Intent:

To provide setbacks that minimize the domination of fences in the streetscape, improve pedestrian safety on sidewalks, and improve the aesthetic appearance of public streets and fences.

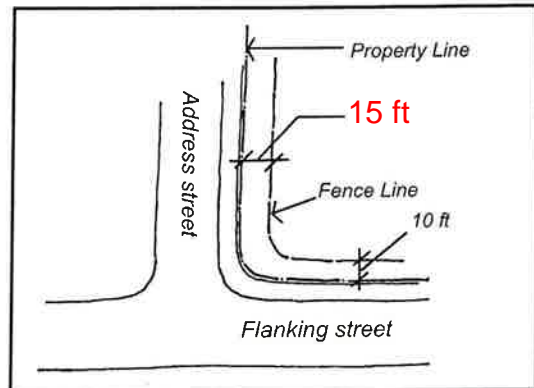
#### Standards to implement the intent:

##### Mandatory

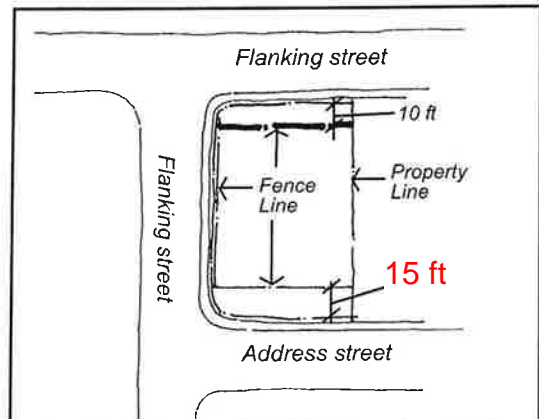
1. Limit the maximum height to six feet.
2. Fences along alleys, and walkways open to the public shall be no more than 4 feet solid or 6 feet open in height or a combination of both with a maximum of four feet solid portion starting from the ground level.
3. For corner lots - fencing over 36 inches in height must be setback 10 feet from the flanking street property line.
4. For lots with triple street frontages - fences over 36 inches are permitted at the property line of one non-addressed street side.
5. Masonry columns minimum 2 feet wide must be included along arterial streets at every 50 feet maximum.
6. Razor wire, barbed wire and electric wire are not permitted in any residential zone.
7. Chain link fencing with slats is not permitted when visible from a public or private street.
8. The support posts and stringers must be on the interior & not face the street.
9. Non-conforming fences installed without a building permit are not vested.
10. Amortization - minor repair of less than 25% of the linear feet of a legal non-conforming fence does not trigger compliance with the new code; however, the cumulative repair of 100% within a two-year period or less shall trigger the necessity for compliance.

(Continued to the next page)

##### DO



Corner lots - fence over 36 inches



Tripple frontage lot - fence over 36 inches



Open fence with masonry posts



## Fences (Contd)

### Recommended

11. Use of durable materials (e.g. masonry) is strongly encouraged.
12. Fences in public rights of way or easements may be approved only after a license agreement or encroachment permit has been approved.

### DO



*Example of fence setback on a regular lot*



*Example of fence setback on a corner lot*

### DO NOT



*No maintenance*



*Fence on the edge of the sidewalk*



## Residential Multi-Family

### Fences

#### Intent:

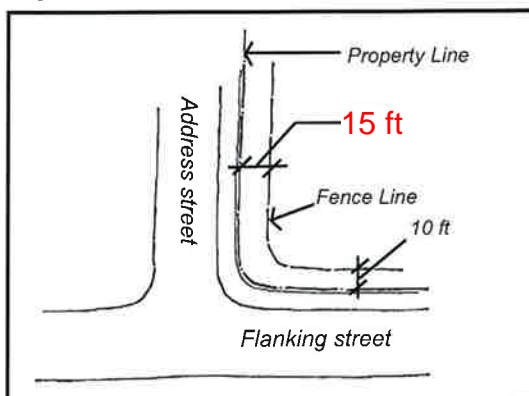
To provide setbacks that minimize the domination of fences in the streetscape, improve pedestrian safety on sidewalks, and improve the aesthetic appearance of public streets and fences.

#### Standards to implement the intent:

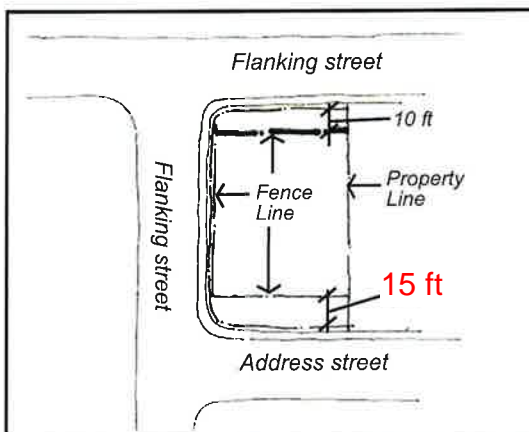
##### Mandatory

1. Limit the maximum height to six feet unless specifically required for safety purposes (i.e. tennis court).
2. Fences along alleys, and walkways open to the public shall be no more than 4 feet solid or 6 feet open in height or a combination of both with a maximum of four feet solid portion starting from the ground level.
3. For corner lots - fencing over 36 inches in height must be setback 10 feet from the flanking street property line.
4. For lots with triple street frontages - fences over 36 inches are permitted at the property line of one non-addressed street side.
5. Masonry columns minimum 2 feet wide must be included along arterial streets at every 50 feet maximum.
6. Razor wire, barbed wire and electric wire are not permitted in any residential zone.
7. Chain link fences are only permitted for public safety purposes such as visibility and safety for swimming pool areas, tennis courts etc., and in other locations when not visible from a public or private street.
8. The support posts and stringers must be on the interior & not face the street.
9. Non-conforming fences installed without a building permit are not vested.

#### DO



Corner lots - fence over 36 inches.



Triple frontage lot - fence over 36 inches.



Open fence with masonry posts.

(Continued to the next page)

## Fences (Contd.)

### Standards to implement the intent:

#### Mandatory

10. Amortization - minor repair of less than 25% of the linear feet of a legal non-conforming fence does not trigger compliance with the new code; however, the cumulative repair of 100% within a two-year period or less shall trigger the necessity for compliance.
11. Fencing of facilities such as tennis court, swimming pool must provide visibility and safety.

#### Recommended

12. Use of durable materials (e.g. masonry) is strongly encouraged. Vinyl fencing is discouraged unless open type fence used with masonry posts at every 50 feet.
13. Fences in public rights of way or easements may be approved only after a license agreement or encroachment permit has been approved.

#### DO NOT



*Chain link fence visible from the street.*

#### DO



*Fence setback.*



*Wrought-iron fence with masonry posts enhanced by landscaping along the property line.*



*Open and visible fence between swimming pool and parking.*