

FENCES IN RESIDENTIAL ZONING DISTRICTS

IN GENERAL

The installation/construction of fences and walls are regulated by the City primarily to protect the public's safety. The City regulates the type, size and placement of fences to ensure that sight obstructions are not created that could endanger the safety of drivers, pedestrians, or bicyclists.

Mount Vernon Municipal Code Chapter 17.99 regulates fences within the City.

The City's Development Services Department processes fence and wall permits to make sure fences and walls meet the City's adopted regulations. This handout addresses the most commonly asked questions that staff receives regarding fences in residential zoning districts.

FENCES & WALLS IN RESIDENTIAL ZONING DISTRICTS

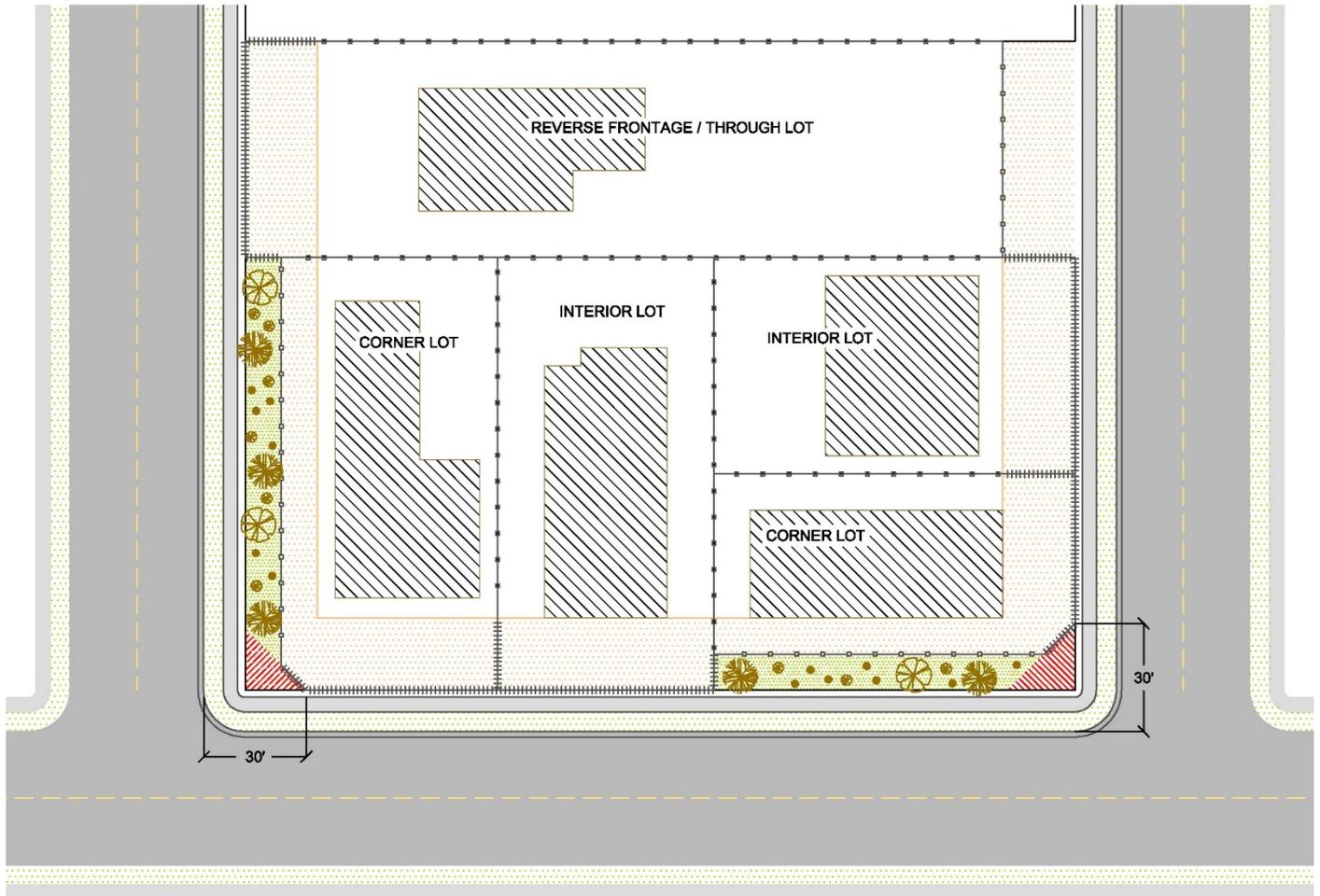
Fences and walls may be installed up to four (4) feet in height around the entire required front yard setback area on a lot; and may be increased up to six (6) feet in height around the remainder of the property.

Following are some exceptions to this rule:

- Within the sight distance triangle a fence/wall/landscaping can not be more than three (3) feet in height.
- On corner and through (reverse frontage) lots fences may be constructed up to a height of six (6) feet along the secondary street frontage so long as the fence is setback 10 feet from the property line and does not extend beyond the required or existing setback of the dwelling on the property; and, the required 10-foot setback is landscaped with evergreen trees and shrubs, perennial plant materials, and groundcover (up to 25% of the evergreen trees can be deciduous).
- On through lots adjacent to other through (reverse frontage) or corner lots the fence may be constructed up to a height of six (6) feet along the secondary street frontage provided that the fence is setback 10 feet from the property line; and, the required 10-foot setback is landscaped with evergreen trees and shrubs, perennial plant materials, and groundcover (up to 25% of the evergreen trees can be deciduous).
- Fences located on a secondary street frontage of through lots adjacent to interior lots shall maintain the front yard setback of the interior lots.

Please see the diagram on the back of this handout for a graphic illustration of the code provisions outlined above.

Fences may be installed on property lines; however, it is the owner's responsibility to know where the property lines are located. If property corners cannot be found, the owner may need to hire a surveyor to determine the property line locations. Property owners often mistakenly think that their property line is immediately behind the sidewalk.



- Front Yard Setback
 Maximum 6' Tall Fence
 Maximum 4' Tall Fence
- ●
●
 Landscaping - Evergreen trees, shrubs, perennial plant material.
- Sight Distance Triangle - Within this area, no fence, shrub, wall, or other obstruction may be over 3' in height.