

# Fence and Clear Vision



## APPLICATION PROCESS

- Submit a fence application with all supporting documentation.
- Permits are required for:
  - Residential fence in a yard facing a street
  - All non-residential fences
  - Replacement or repair of at least 35% of a fence run
- For fences over 7' in height, a building permit is required as well.
- Security Gates must be approved by East Pierce Fire and Rescue and follow the Pierce County gate standards.

## DEFINITIONS

**Opaque (solid or mostly solid):** A fence that provides less than 75 percent visibility. Examples include solid wood fences, concrete wall fences, picket fences, and chain link fences with slats inserted.



**Transparent (mostly open):** A fences that provides at least 75 percent visibility. Examples include split rail fences, spaced picket fences, chain link fence without slats inserted, and wrought iron fences.



**Residential:** Fences located in the Residential Single-Family District (RS), Residential Moderate Density District (RMD), and Residential Multifamily District (RM).

**Non-residential:** Fences located in the Business District (B), Mixed Use Town Center District (MX), Community Facilities District (CF), Light Manufacturing District (M-1), Open Space District (OS) and Planned Development District (PD).

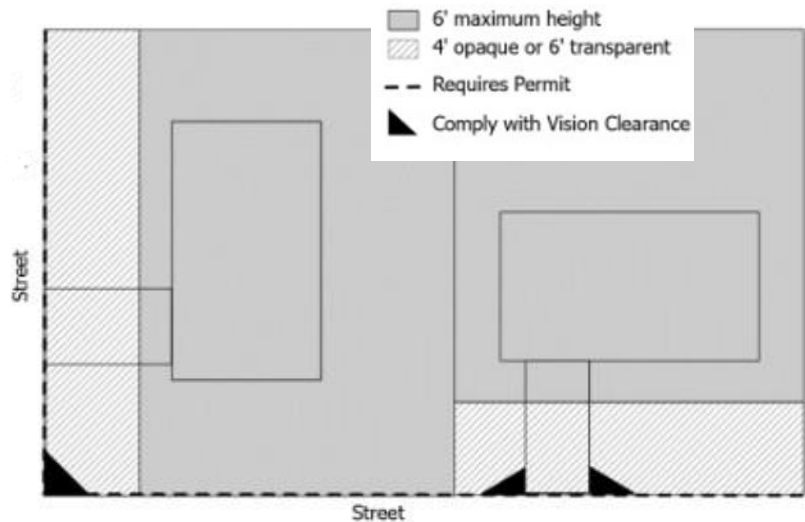
**Height:** Measured from the existing ground elevation directly under the fence to the top of the fence, excluding posts.

**Height on slopes:** Height shall be the average of the high and low points of each fence section. Portions of the fence may exceed the maximum allowable height if the average does not exceed the maximum.

# RESIDENTIAL STANDARDS

## Maximum Height

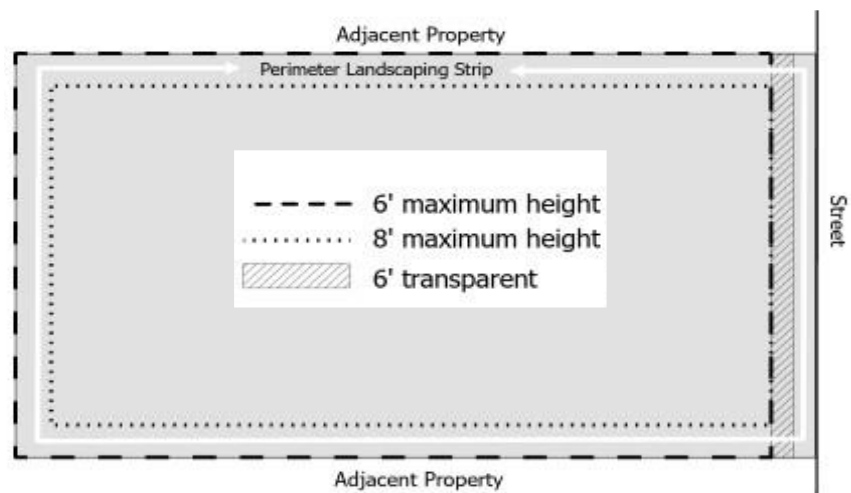
- Front Yard
  - 4-foot opaque
  - 6-foot transparent
- Rear and Side Yards
  - 6-foot either type



# NON-RESIDENTIAL STANDARDS

## Maximum Height

- Front Yard
  - 6-foot transparent fence with a minimum of five feet of landscaping
- Side and Rear Yards
  - 6-foot either type
  - 8-foot either type if 8 feet of landscaping



## Miscellaneous

- Barbed wire, concertina wire, and electric fences are allowed in the M-1 and CF districts if not sharing a property line with a residential use.
- Fences over 7-foot height must meet the requirements of the International Building Code.
- For fences in the Uptown District see the Uptown Design Standards and Guidelines.

## CODE REFERENCE

See [Chapter 17.44.080](#) for full code language

## CLEAR VISION STANDARDS

- No structure, object, fence or vegetation shall be allowed between a height of 42 inches and 10 feet in a clear vision area and the adjacent ROW.
- For corner lots, the clear vision area is calculated by measuring 20 feet along the lot lines, connecting to make a triangle.
- For driveways or alleys, the clear vision area is calculated by measuring 20 feet along the street property line and 12 feet along the drive, connecting to make a triangle.

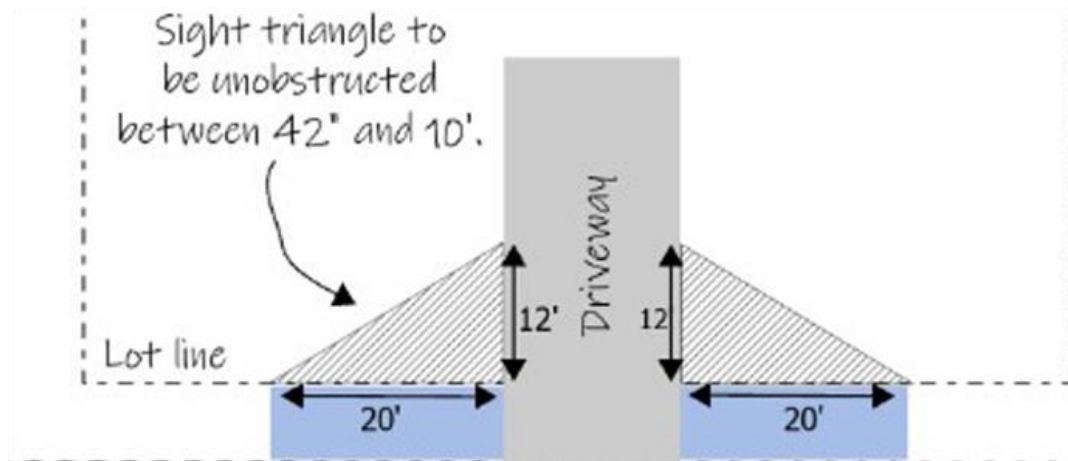
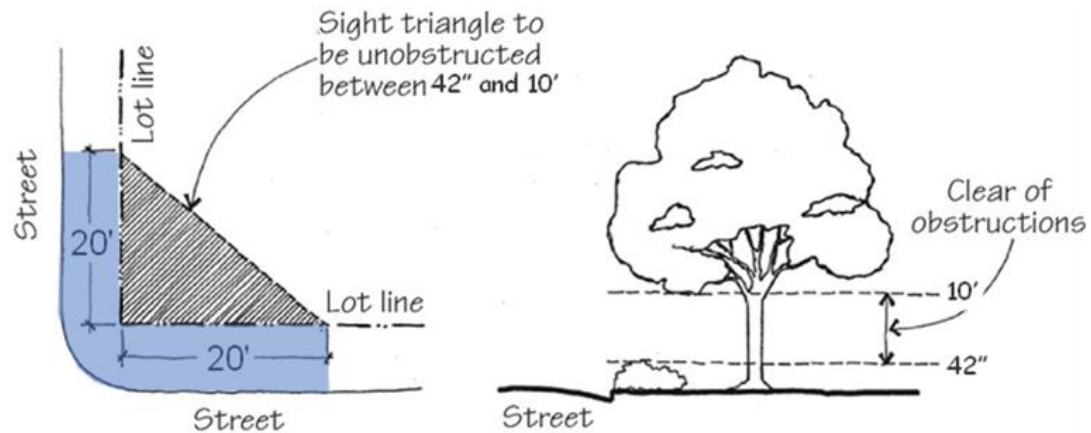


Figure 2

## CODE REFERENCE

See [Chapter 17.44.060](#) for full code language