

RZC ReWrite Phase 2: amended to reflect recent updates to the Redmond Building Code that resulted in code/operational conflicts, to maintain the specificity of the RZC regarding fence height and design, and to reflect alternative heights for security and safety, consistent with enacted legislature.

Chapter 21.24

FENCES

Sections:

21.24.010	Purpose.
21.24.020	Permits.
21.24.030	Height.
21.24.040	Prohibited Locations.
21.24.050	Electric, Barbed Wire, and Swimming Pool Fences.
21.24.060	Additional Residential Neighborhood Requirements.



Fences User Guide

21.24.010 Purpose.

The purpose of this chapter is to provide for fences that:

- A. Protect or enhance property and life and that are compatible with residential neighborhoods while protecting the public from hazardous fences or fences that may blight residential neighborhoods;
- B. Increase visibility of front yards by using the principles of the Crime Prevention Through Environmental Design (CPTED) Program to increase public safety and to deter crime;
- C. Promote and enhance the City's neighborhoods as walkable places and reduce impacts on the pedestrian experience that may result from taller fencing;
- D. Maintain the open space character of certain residential neighborhoods and promote public view corridors by encouraging the application of non-solid styles of fencing, and landscaped screens.

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Effective on: 4/16/2011

~~21.24.020 Permits. Repealed.~~

~~Fences exceeding six feet in height require a building permit before being erected, altered, or relocated. Fences of six feet or lesser height are exempt from the requirement to obtain a building permit.~~

~~Effective on: 4/16/2011~~

21.24.030 Height.

A. Maximum Height. The maximum height of fences shall be as follows, provided that the requirements of RZC 21.52.040, Sight Clearance at Intersections, are met:

Table 21.24.030 Maximum Fence Height	
Zones	Permitted Height
UR, RA-5, R1-R30	Six feet anywhere on the lot (see RZC 21.24.060, Additional Residential Neighborhood Requirements, for additional information)
All other zones	Eight feet anywhere on the lot, subject to landscaping requirements in RZC 21.32, Landscaping

1. Maximum fence height may be exceeded without the requirement for a variance when specified in federal or state requirements due to safety and security. Documentation of this requirement shall be provided by the applicant and approved by the Administrator.

B. Fences Adjacent to Rockeries or Retaining Walls.

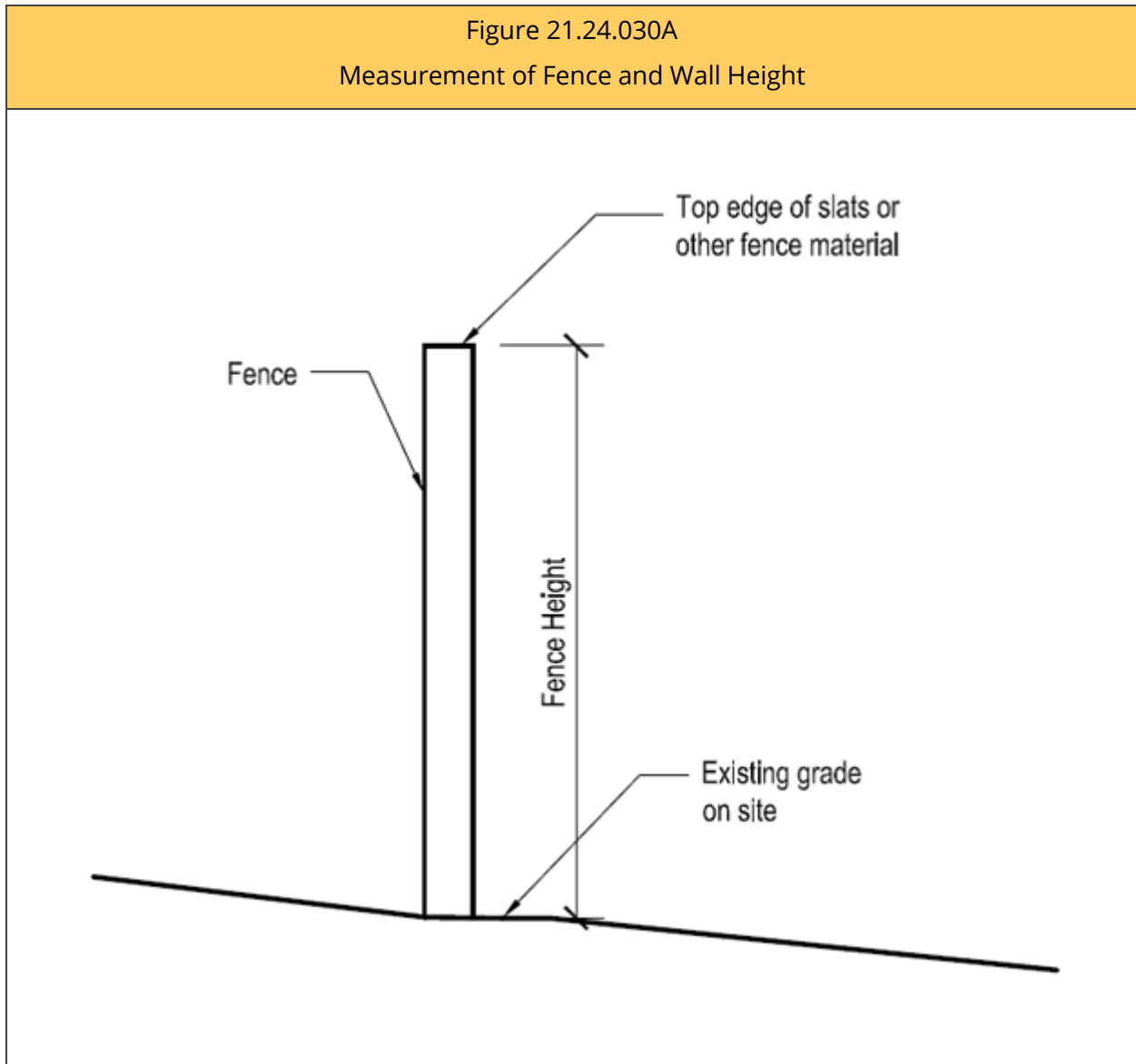
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1. Where a fence and a rockery or retaining wall lying within a building setback area are within five feet of each other, the combined height of the fence and rockery or retaining wall shall not exceed a maximum of eight feet except as provided in subsections B.2 and B.3 below.
2. Staff may approve a modification to the combined height limit for fences and rockeries or retaining walls if either:
 - a. The City's Building Code requires additional height, such as where a guard rail is required to be placed atop a retaining wall or rockery; or
 - b. The design of the rockery or retaining wall includes terraces that are deep enough to incorporate landscaping or other techniques that reduce the visual mass of the wall, and the fence is designed to be no more than 50 percent solid.
3. The Technical Committee may approve a modification to the combined height limit for fences and rockeries or retaining walls if the modification is necessary because of the size, configuration, topography, or location of the subject property, to provide the property with the use rights and privileges permitted to other properties in the vicinity or zone in which the property is located, and the modification will not be materially detrimental to the public welfare or to abutting properties:

C. Measurement of Fence and Wall Height. For purposes of this chapter, fence and wall height shall be measured as follows:

1. Fence height shall be measured as the vertical distance between the existing grade on the site at the base of the fence and the top edge of the slats or other fence material (exclusive of fence posts).

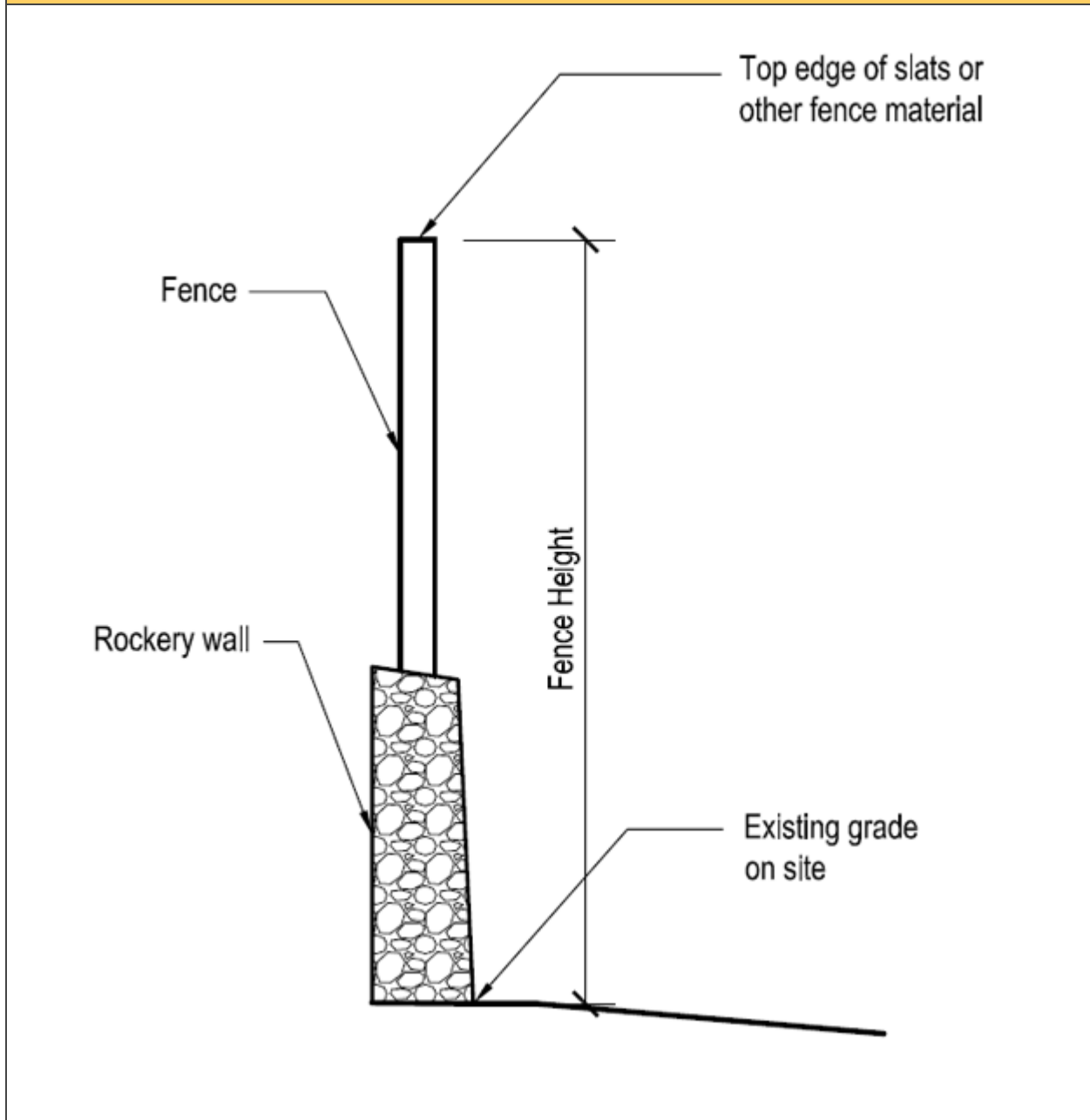
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2. The combined height of fencing placed on top of a wall or rockery shall be measured as the vertical distance between the existing grade on the site at the base of the wall and the top edge of the slats or other fence material (exclusive of posts).

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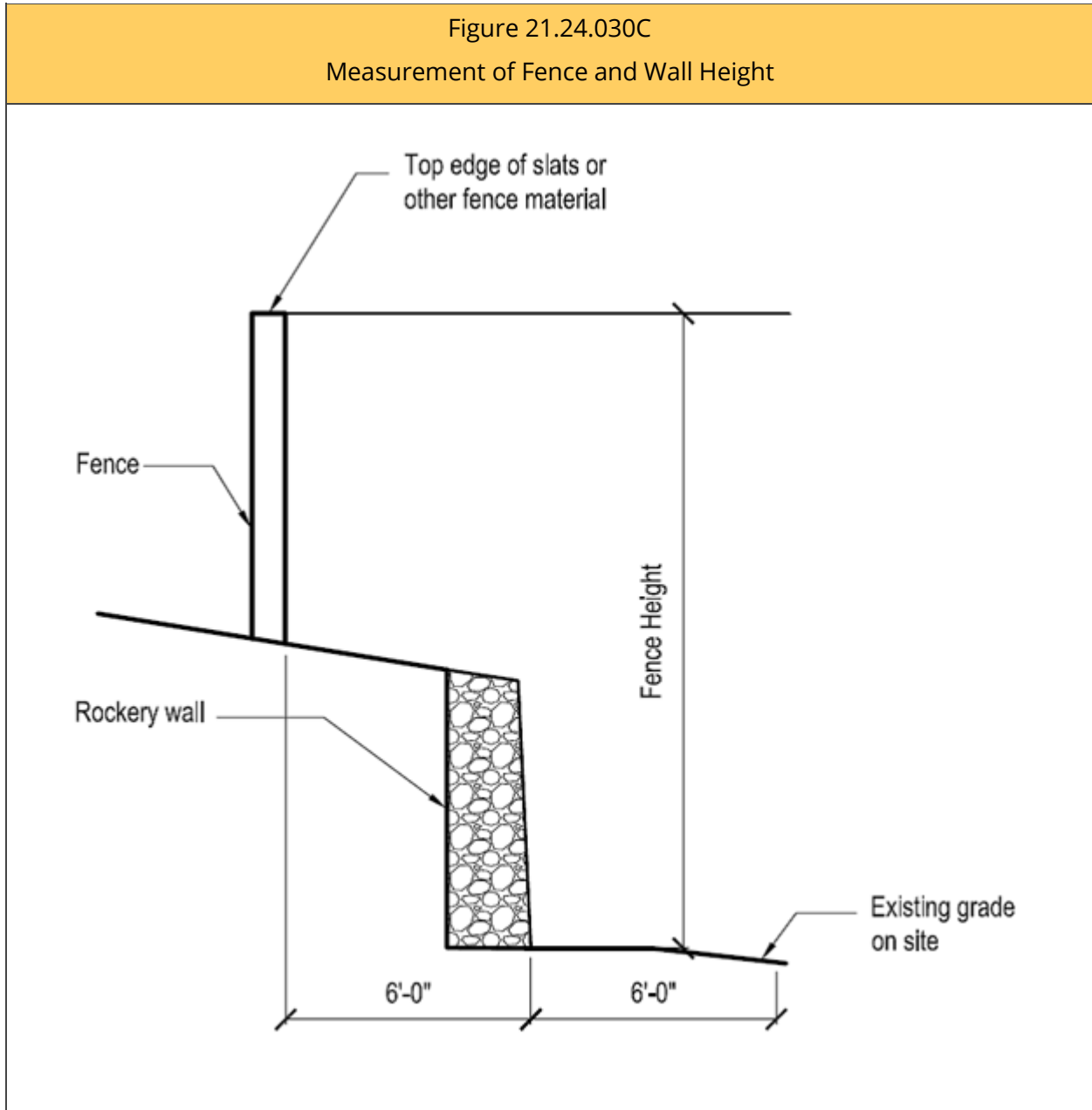
Figure 21.24.030B
Measurement of Fence and Wall Height



3. Where the grade within six feet of the base of a fence or wall differs from one side of the fence or wall to the other (as when a fence is placed at the top or bottom of a slope or

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at the top of a rockery or retaining wall), the height shall be measured from the side with the lowest existing grade.



Effective on: 6/18/2018

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21.24.040 Prohibited Locations.

Fences are prohibited in critical areas, critical area buffers, native growth protection areas, designated greenbelts, and designated open space, except as required by RZC 21.64.010.R.2.

Effective on: 4/16/2011

21.24.050 Electric, Barbed Wire, and Swimming Pool Fences.

Electric, barbed wire, and swimming pool fences are permitted or required as follows:

Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
(A) Electric Fences	UR, RA-5, R-1 May be used in conjunction with the keeping of large domestic animals where allowed in R-4 through R-30 zones.	A. Permanent signs must be posted every 50 feet stating that the fence is electrified. B. Fences, appliances, equipment, and materials must be listed or labeled by a qualified testing agency and be installed in accord with manufacturer's specifications. C. Except in the UR zone, all electric fences must be set back at least two feet from property lines adjacent to public rights-of-way and R-4 through R-30 zones, and a second and more substantial fence with a mesh size small enough to prevent a child from reaching through, shall be located along the property line.	All electric fences must comply with RMC Chapter 15.12, Electrical Code.

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Table 21.24.050 Electric, Barbed Wire, and Swimming Pool Fences			
Fence Type	Permitted Zones	Special Requirements	Other Code Requirements
		D. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	
(B) Barbed or Razor Wire Fences	UR, RA-5, R-1, but not along property lines adjacent to other residential and commercial zones.	A. Commercial storage, utility and public uses may use barbed wire only on top of a fence at least six feet in height. The barbed wire shall not extend more than 18 inches above the top of the fence. B. Prohibited when fronting shoreline public access areas (Shoreline Public Access System Map, Figure S-1 of the Shoreline Master Program).	None
(C) Swimming Pool Fences	All zones	All outdoor swimming pools must be surrounded with a fence at least five feet in height.	All swimming pool fencing must comply with King County Health Department requirements.

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21.24.060 Additional Residential Neighborhood Requirements.

A. The following additional fence, rockery wall, and retaining wall requirements apply to properties located in the neighborhoods listed. The boundaries of each neighborhood are set forth in RZC 21.08, Residential Regulations, Map 8.3, Redmond Neighborhoods map. Where a conflict exists between the neighborhood requirements in this section and the other provisions of this chapter, the requirements of this section shall control. Where there is no specific regulation listed for the neighborhood, the other provisions of this chapter control.

Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
Education Hill	Applies to fences and walls in the front yard setback or adjacent to public recreational trails.	42 inches when built in the front setback (See Figure 21.24.060, except where home fronts onto arterial street.)	A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	New gated communities in short subdivisions and subdivisions with security fencing are prohibited.
North Redmond (except Wedge Subarea)	Applies to fences and walls in the front yard setback or adjacent to public view	42 inches in any front setback area, and 42 inches in any street side or rear setback area adjacent to an	A. No sight-obscuring fencing materials allowed. B. Fence must be of a non-solid type, such as split rail fencing or split	None

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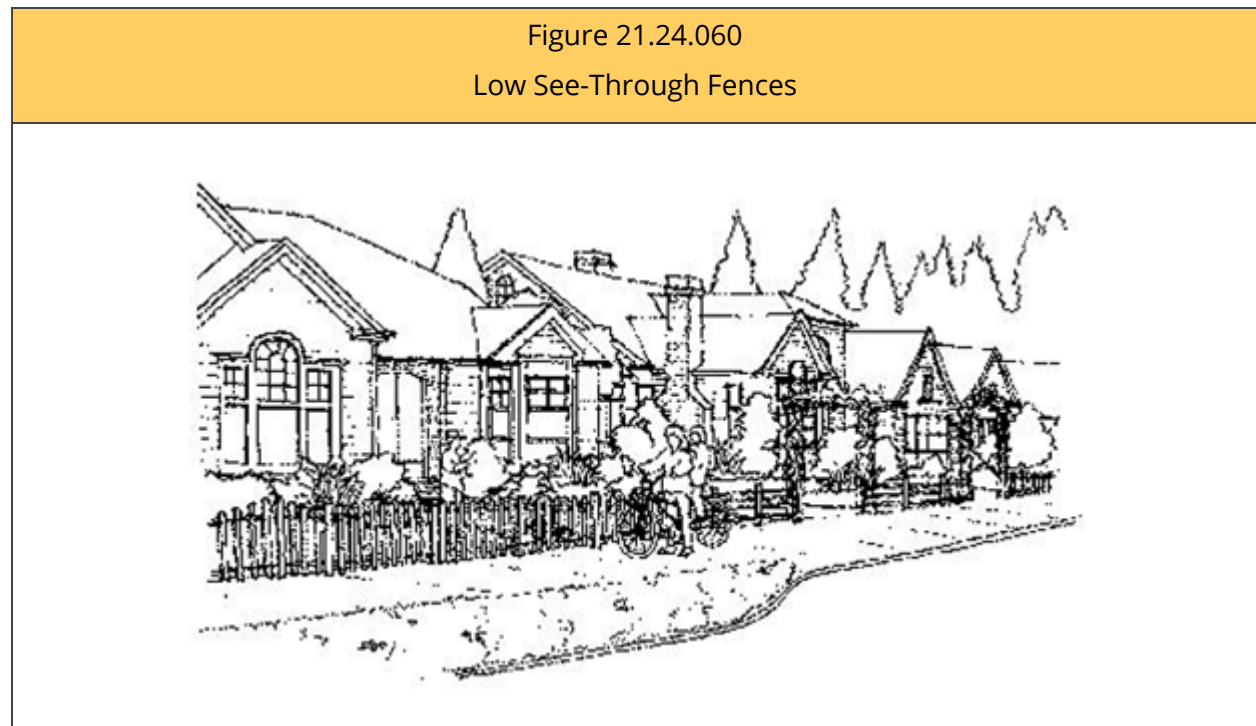
Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
	corridors, and public recreational trails.	identified pedestrian or public view corridor. (See Figure 21.24.060)	rail fencing combined with dark-colored vinyl or powder-coated chain link fence.	
North Redmond Wedge Subarea	Applies to the Wedge Subarea defined in the Neighborhoods Element of the Comprehensive Plan.	No special height requirements	Private residential fences may be constructed and maintained along and west of the western edge of the required maintenance easement for retaining systems on the west side of Redmond-Woodinville Road.	
Willows/Rose Hill	Applies to fences in the front yard setback.	42 inches	No special design requirements	New gated communities in short subdivisions and subdivisions with security

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Table 21.24.060 Additional Neighborhood Requirements				
Neighborhood	Applicability	Fence or Wall Height	Design Requirements	Other Requirements
				fencing are prohibited.

B. The Administrator may approve alternative materials or a combination of materials for the fences and walls described above when such alternative materials or combinations are demonstrated to better meet the intent of this chapter.

C. The Administrator may also approve deviations from the maximum fence height requirements set forth in the above table in the North Redmond and Willows/Rose Hill Neighborhoods for fencing associated with swimming pools, landscaping alternatives (such as landscaped berms), or other designs that clearly meet the intent of this chapter.



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Figure 21.24.060 Low See-Through Fences
Low, see-through fences (maximum height 42 inches) can add variety and human scale.

Effective on: 6/18/2018

The Redmond Zoning Code is current through Ordinance 3059, passed August 17, 2021.

Disclaimer: The City Clerk's Office has the official version of the Redmond Zoning Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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