



Installing a Fence / Residential Standards in Construction Pursuant to [SVMC 22.70.020](#)

The purpose of this handout is to provide an overview what information will be necessary to complete the fencing of your property and to answer some common questions related to the installation of a fence within the City of Spokane Valley.

What are the definitions of each Yard?

- **Front yard:** An area extending across the full width of a lot and *lying in between the front lot line and building setback line (not necessarily where the road meets the grass)*. Setback lines are dependent on the [zoning](#) of the property, and listed in [SVMC 19.70](#). The front yard is usually the location of the main entrance to the building and/or its orientation to the primary street.
- **Rear yard:** An area extending across the full width of the lot and lying between the lot rear line and that portion of a proposed or existing building or structure closest to the lot rear line, or between the lot rear line and the required rear yard depth in each classification where no building or structure exists or is proposed.
- **Side yard:** That area of a lot that is unoccupied and which is not a front yard, a rear yard, nor a flanking street yard.

What are the Height Limitations?

- In residential zoning districts, the height of a fence within the front yard shall be:
 - 3' or less for sight-obstructing fences; or
 - 4' or less for non-sight-obstructing fences, such as chain link fences.
- In residential zoning districts, fences MAY
 - Be UP TO 7' without a permit
 - Anything over 7' up to 8' is REQUIRED to be permitted and engineered.
 - Shall not exceed 8 feet in height when located on a flanking, side, or rear yard behind the minimum required front yard setback line. Lots with double street frontage may have a fence on the property line not used as the main point of access (the apparent rear yard)
- In nonresidential zoning districts, fences shall not exceed 8 feet in height without a conditional use permit except as provided in SVMC [22.70.020\(I\)](#).
- The height of a fence shall be measured from the base of the fence.

Electric Fencing

- Electric fences shall only be allowed to enclose outdoor storage areas in nonresidential zoning districts or to confine animals in residential zoning districts. Electric fences shall not be allowed for any other purpose. Electric fences shall:
 - Not exceed 10 feet in height when used for outdoor storage or 8 feet in height when used to confine animals;
 - Be clearly marked with warning signs at least 24 square inches in area located every 60 feet;
 - Be surrounded by a non-electrical fence located within 12 inches of the electrical fence;

- Have an energizer driven by a commercial storage battery that does not exceed 12 volts DC; and
- Not produce a charge upon contact that exceeds the energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of International Electro-technical Commission (IEC) Standard 60335-2-76

Barbed Wire Fencing

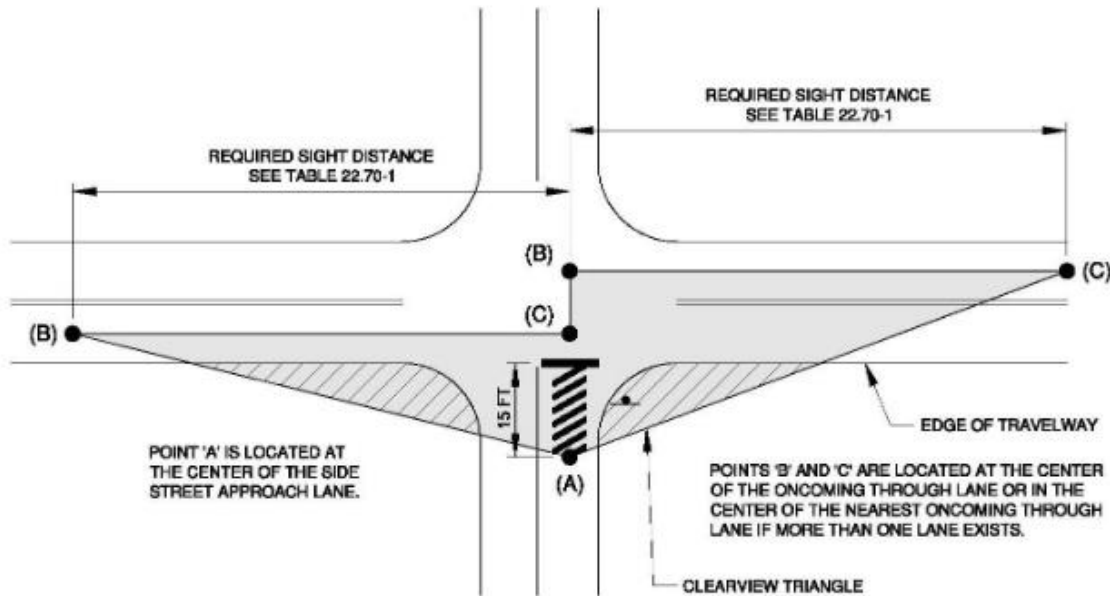
- In residential zoning districts, barbed wire fences may only be used to confine animals if the parcel meets the animal raising and keeping requirements contained in SVMC [19.65.020](#).
- In nonresidential zoning districts, barbed wire may be used for security purposes only on the upper one-quarter of the fence unless the use is adjacent to a residential zoning district, in which case no barbed wire shall be allowed on the portion of the fence adjacent to the residential zoning district. An administrative exception may be granted by the city manager or designee for public utility distribution or transmission facilities seeking relief from barbed wire requirements.
- Barbed wire shall not project outside of the property line or into the public right-of-way.

Clearview Triangle [SVMC 22.70.030](#)

The clearview triangle is the triangular area calculated at the intersection of two streets or the intersection of an alley, Private Street or driveway, and a street to provide the required sight distance and provide unobstructed vision to motorists and pedestrians. There are three (3) specific types dependent upon the type of intersections and road classification. Fences and all sight obstructions including vegetation shall be located outside of the clearview triangle pursuant to SVMC [22.70.030](#) and shall not block the view of fire protection equipment. (Ord. 17-004 § 3, 2017; Ord. 16-018 § 6 (Att. B), 2016)

Clearview Triangle Calculation for Controlled Intersections

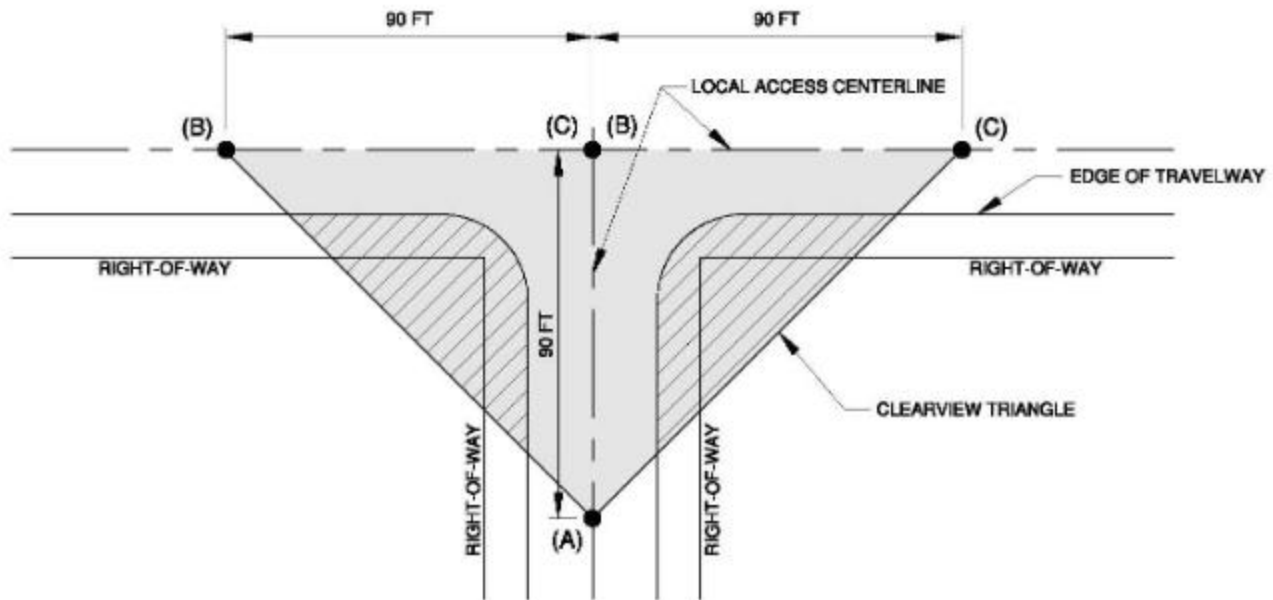
To determine the clearview triangle, locate points A and C, determine the required distance (BC/CB) using Table 22.70-1, locate point B and connect points A, B, and C. The area enclosed by points A, B, C and the right-of-way is the clearview triangle, hatched area in Figure below



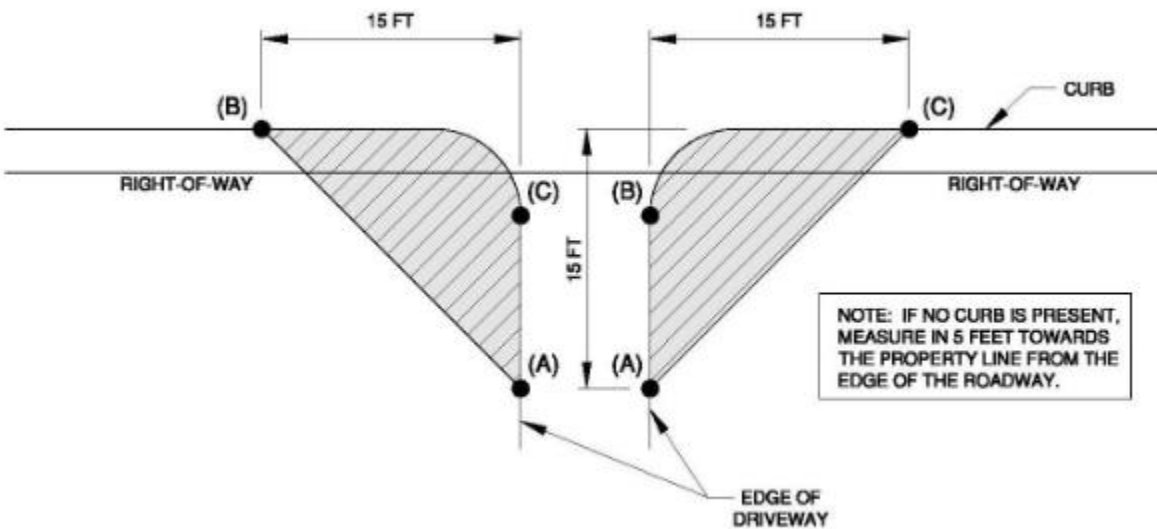
Case Type	Through Street Speed Limit	Distance to Point A	Required Sight Distance
Commercial approaches and stop sign controlled intersections ²	25 mph	15'	280'
	30 mph		335'
	35 mph		390'

Clearview Triangle Calculation for Controlled Intersections

For uncontrolled street intersections (e.g., intersecting local access streets), the clearview triangle shall be calculated



Clearview Triangle for Noncommercial Approaches



Exemptions to the Clearview Triangle

- Public utility poles;
- Trees, so long as they are not planted in the form of a hedge and the shortest branches are trimmed to a height of at least 7 feet above the street surface;
- Properties where the natural ground contour penetrates the clearview triangle; or
- Traffic control devices installed by the City. (Ord. 16-018 § 6 (Att. B), 2016).