



FENCING AND SMALL SHED REGULATIONS NO FEE-PERMIT REQUIRED FOR ACCESSORY BUILDINGS =/ $<$ 200 SF IRC, =/ $<$ 120 IBC

The City of Richland's Development Services Department requires a "no fee" permit (no building permit fee required) for location placement of accessory structures (i.e., tool and storage sheds, and similar uses on skids or slab) 200 square feet or less for IRC, and less than 120 square feet for IBC [RMC 21.01.020.105.2 (1)] as of July 1, 2010. This permit is required prior to the construction or erection of structures as listed above.

To obtain a location placement permit, submit a scalable site plan to the Planning and Development Services Department either via email to PermitTech@ci.richland.wa.us or to Richland City Hall, 625 Swift Blvd., Monday through Friday, 8:00 – 5:00. The site plan shall have the following information shown: all existing structures on the property, all existing easements and property lines, all fencing, location of electrical meter, proposed structures and/or buildings, and the setbacks of said structures from property lines and existing structures. Upon approval from Planning, Civil and Public Works, and Energy Services, a "no fee" location placement permit will be issued. The location placement permit shall be binding for all purposes and requirements of Title 23 of the Richland Municipal Code. Fees associated with any other aspect of the structure or building proposal shall be as currently enacted in the Richland Municipal Code.

SETBACK REQUIREMENTS FOR ACCESSORY STRUCTURES

For accessory structures, there are zoning setback requirements and building code separations that must be maintained. Detached accessory structures under 200 square feet in size may be located adjacent to the primary structure provided all building and fire codes are met. The zoning setback requirements vary depending on the size of the accessory structure and the proposed placement location. There is also a limit to how much of your total lot that you can cover and how much rear yard you can cover with structures. For further information, please contact the Development Services Department at 509-942-7794.

FENCE LOCATIONS

Even though a permit is not required, residential fence location requirements are as follows: 3 foot tall solid fences (i.e. wood, block, or vinyl) or 4 foot tall open fences (minimum 50% transparent, such as non-slatted chain link or wrought iron) are allowed in the front yard, and up to 6 foot tall solid or open fences are allowed elsewhere on the lot. A corner lot has two (or more) front yards. The lower fence height applies to the primary front yard, which is typically the street frontage with the property address. Also on a corner lot, a sight vision clearance triangle is applicable at the corner for visibility. A 3-4 foot tall fence, per the requirements above, may extend to within 1 foot behind the sidewalk or 5 feet from the curb or edge of the street pavement in the cases where sidewalks do not exist. For a flanking front yard of a corner lot (typically the non-addressed street frontage), a taller fence up to 6 feet in height shall be placed at least 5 feet inside the property line or 10 feet from the back of the sidewalk, whichever is the greater setback distance.

For the Badger Mountain South master planned community, there are separate fencing requirements per the Land Use and Development Regulations. For further information, please contact the Development Services Department at 509-942-7794.

LOCATION OF FENCING/ACCESSORY BUILDING OVER AN EASEMENT

You cannot build an accessory structure over an easement. Fences are allowed over easements as long as they cause no hindrance with buried utility lines. Please check with appropriate jurisdiction for approval.

Prior to excavation or digging, the City strongly recommends you call Utility Line Locator at 811.