

6/22/77

Introduced by: Tracy J. Owen

77-164

ORDINANCE NO. 3292

AN ORDINANCE relating to the zoning code, increasing fence height limits on residential lots; amending Resolution 25789, Section 2414, and K.C.C. 21.48.160.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Resolution No. 25789, Section 2414, and K.C.C. 21.48.160, are amended to read as follows:

Location of wall fence or hedge. In any "R", "S", and "A" zone a wall, fence or hedge is permitted under the following conditions:

(1) Where a fence or hedge is located directly on the ground, the height of the fence shall be the vertical distance from the top board, rail or wire to the ground directly below the fence; where a masonry wall is used as a fence, the height shall be the vertical distance from the top surface of the wall to the ground on the high side of the wall;

(2) In any zone a wall, fence or hedge not more than ~~((forty-two-inches))~~ six feet in height may be located and maintained on any part of a lot; in any "S" or "A" zone, open mesh and wire fences not exceeding six feet in height may be located anywhere on the lot ~~(+)~~;

~~((3)--On-interior-lots-a-wall, fence-or-hedge-not-exceeding six-feet-in-height-may-be-located-on-any-lot-line-to-the-rear-of the-rear-line-of-the-required-front-yard,))~~ provided: (a) where a lot rears upon an alley any such wall, fence or hedge along the lot rear line shall contain a gate affording access to the alley, (b) no wall, fence or hedge shall be constructed which creates a traffic safety hazard as determined by the King County Department of Public Works.

~~((4)--On-corner-lots-a-fence, wall-or-hedge-not-exceeding six-feet-in-height-may-be-located-on-the-lot-interior-side-line to-the-rear-of-the-rear-line-of-the-required-front-yard, if-the lot-rears-upon-an-alley, -a-wall, fence-or-hedge-not-exceed-and-on~~

1 the lot rear line except that along the portion of the lot rear  
2 line constituting the width of the required side yard on the side  
3 street side, the wall, fence or hedge shall not exceed a height  
4 of four feet, on the side street side of a corner lot a  
5 wall, fence or hedge exceeding four feet in height shall  
6 observe the required side yard;

7 ((5))--On reverse corner lots a wall, fence or hedge not  
8 exceeding six feet in height may be located on the lot interior  
9 side line to the rear of the rear line of the required front yard,  
10 if the lot rears upon an alley, a wall, fence or hedge not exceed-  
11 ing six feet in height may be located on the lot rear line except  
12 that along the portion of the lot rear line constituting the  
13 width of the required side yard on the side street, such wall,  
14 fence or hedge shall not exceed a height of four feet, on  
15 the side street side, a wall, fence or hedge exceeding four feet  
16 inches in height shall observe the required side yard.))

17 (3) ((6)) Where a retaining wall protecting a cut below  
18 the natural grade is located on the line separating lots or  
19 parcels, such retaining wall may be topped by a fence, wall or  
20 hedge of the same height that would otherwise be permitted at the  
21 location if no retaining wall existed, and the top of the  
22 retaining wall shall be considered the bottom of the fence;

23 (4) ((7)) Where a retaining wall contains a fill, the  
24 height of the retaining wall built to retain the fill shall be  
25 considered as contributing to the permissible height of a wall,  
26 fence or hedge and shall be measured from the ground on the low  
27 side, provided that in any event a protective fence not more  
28 than four feet in height may be erected at the top of the  
29 retaining wall and any portion of such fence above the six foot  
30 maximum height shall be an open-work fence; an open-work fence  
31 means a fence in which the component solid portions are evenly  
32 distributed and constitute not more than fifty percent of the  
33 total surface area of the face of the fence;

1           (5) (~~8~~) Electric fences shall not be permitted in any  
2 "R" zone;

3           (6) (~~9~~) No fence shall be located in any public right-  
4 of-way;

5           (7) (~~10~~) Any fence exceeding a height of six feet, and any  
6 retaining wall exceeding a height of forty-eight inches shall  
7 require a building permit; the provisions and conditions of this  
8 section shall not apply to fences required by state law to  
9 surround and enclose public utility installations, or to chain  
10 link fences enclosing school grounds and public playgrounds.

11           SECTION 2. Severability. Should any section, subsection,  
12 paragraph, sentence, clause or phrase of this ordinance be held  
13 unconstitutional or invalid for any reason, such decision shall  
14 not affect the validity of the remaining portions of this  
15 Ordinance.

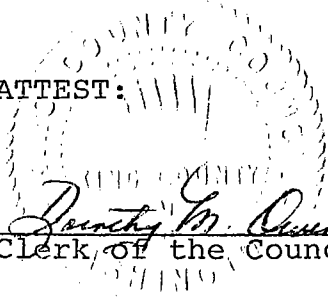
16           INTRODUCED AND READ for the first time this 28<sup>th</sup> day  
17 of February, 1977.

18           PASSED this 11<sup>th</sup> day of July, 1977.

19           KING COUNTY COUNCIL  
20           KING COUNTY, WASHINGTON

21           Mike Lury  
22           Chairman

23           ATTEST:

24             
25           Jessie M. Quinn DEPUTY  
26           Clerk of the Council

27           APPROVED this 12<sup>th</sup> day of July, 1977.

28             
29           King County Executive