SO' OR 5 BEHIND FRONT CORNER. OF THE DWELLING WHICHEVER IS GREATER 42"H. 72"H. 72"H. 72"H. 72"H. 72"H. STREET

CITY OF LYNDEN 300 4th Street BUILDING DEPARTMENT

354-3446
Fence and Accessory Building Requirements



ACCESSORY BUILDING PERMIT REQUIREMENTS IN RESIDENTIAL ZONES LYNDEN MUNICIPAL CODE SECTION 19.15.030 & 060

A building permit is required for any accessory building with 120 square feet or more of floor area (LMC 15.04.010), and for all garages. Please note that structures may not be constructed within easement areas. To apply for a permit you will need to submit two sets of plans, including: a site plan showing setbacks from the foundation of the building to the property lines and to the nearest building on the lot, and a plan showing the structural detail of the proposed building. All structures are required to meet setback requirements, regardless of size or the need for a permit. Eaves may encroach into the setback a maximum of two feet.

Accessory buildings are not permitted in the front yard.

The maximum height for accessory structures is 12 ft, except for detached garages which are allowed a maximum height of 18 ft. Building height is measured from grade to the highest elevation of the roof. Accessory permitted uses include the following:

. Private garages - No detached garage or accessory building shall exceed 1,000 square feet of inside floor area or 10 percent of the lot area, whichever is greater; provided however, that the floor area of the accessory building does not exceed the floor area of the primary residence or 3,000 square feet, whichever is more restrictive.

42" HEIGHT MAX

72" HEIGHT MAX

STREET

NOT PERMITTED ON PUBLIC

VISION TRIANGLE, 36" H. MAX.

PROPERTY OR 36" FROM SIDEWALK

PROPERTY LINE

- Carports for no more than 3 vehicles, but only if the lot does not have garages.
- 3. Tool sheds, storage buildings, playhouses, etc
- 4. Outdoor swimming pools as provided in the International Building Code adopted pursuant to LMC 15.02 and subject to Section 19.37.090. All private swimming pools shall be constructed or placed so as to have a side yard of not less than six feet in width on each side, a rear yard of not less than six feet in width and a front setback of not less than thirty feet. (Plans must include a fence plan showing gate locking assemblies and openings)
- 5. <u>Uncovered</u> wood decks and raised concrete patios not over 24 inches above grade at any point may be permitted within 18 ft of the rear property line and 5 ft of the side property line. Deck privacy screening or fencing shall not be higher than 72 inches (6 ft) above the lowest grade and an overall length of 25 ft.
- 6. Covered decks and patios are permitted within the rear setback provided that the roof structure: remains open on three sides; does not come within (18) eighteen feet of the rear property line within the RMD and MF zones and (15) fifteen feet within the RS and MH zones; does not encroach into the side yard setbacks of the underlying zone; and, the addition of the roof does not exceed the permitted lot coverage
- 7. A detached accessory structure or tool shed, which requires a building permit per LMC 15.04, may not be built closer than six feet to the side or rear property line including property lines abutting alleys. Structures which do not require a building permit per LMC 15.04 to be setback a minimum of three feet to the side or rear property line. Accessory structures on corner lots shall not be permitted nearer than fifteen feet to the side property line adjacent to the street. All setbacks are measured from property line to the building foundation. No temporary structures permitted for more than 72 hours.

UTILITY LOCATE NOTICE

CALL BEFORE YOU DIG: 811 or 1-800-424-5555

FENCE PERMIT REQUIREMENTS

in Residential Zones LMC 19.63

A fence permit is required for all new fences in the City of Lynden, prior to construction. The cost of a fence permit is currently \$25.00

Maximum allowable fence heights and requirements

- Front Yard: Maximum 42 inches high (3½ ft) for the first 30 ft from the front property line, or 5 ft behind the front corner of the house, whichever is greater.
- <u>Back Yard:</u> Maximum 72 inches high (6 ft), from the front yard setback as noted above, to the rear property line.
- Corner Lots: Front yards as noted above. Fences on the street side yard may be 72 inches high (6 ft) and must be at least 3 ft back from the sidewalk.
- <u>City Property:</u> Fences shall not be built on City owned property, and must be no closer than 3 ft from the property owners' side of the sidewalk. If there is no curb and/or sidewalk, the fence shall be setback a minimum of 3 ft from property lines adjacent to the street.
- Vision Triangle: A 35 ft clear vision triangle must be maintained on all corner lots at the street intersection, and a 10 ft vision triangle at all alleys, railroad, and driveway intersections with streets. Vision triangles are measured along the face of curb at both front and side streets.
- Gates: All gates shall swing into the owner's property.
- <u>Electric and barbed wire fences</u> are not permitted in residential zones.

Fence height is determined by measuring from the natural ground level to the top of the fence structure, including all latticework or other decorative features allowing a maximum of 2 inches for ground clearance.