

2. 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. Uncovered 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 five 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 furthest extension of the building (including eaves). No temporary structures permitted for more than 72 hours.

UTILITY LOCATE NOTICE
CALL BEFORE YOU DIG: 811 or 1-800-424-5555
It is the property owner's responsibility to locate property lines, and to determine the location of all underground utilities.

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 at this time is \$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.
- ◆ Back Yard: 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.
- ◆ City Property: 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.
- ◆ Electric and barbed wire fences 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.