



FENCING AND SMALL SHED REGULATIONS

NO FEE-PERMIT REQUIRED FOR ACCESSORY BUILDINGS \leq 200 SF

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 [RMC 21.01.020.105.2 (1)(2)] 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 scaleable site plan to the Planning and Development Services Department, 625 Swift Blvd., Monday through Friday, 8:00 – 5:00. The site plan shall have the following items shown: all existing structures on the property, all existing easements and property lines, 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" permit will be issued.

STORAGE SHED OR GARAGE SETBACKS IN THE REAR YARD

Even though a building permit is not required, there are zoning and building code setbacks/separations that must be maintained. To qualify as a detached structure under the zoning code, a garage or storage shed must be kept 6 feet away from the house. However, you may be able to build closer than 6 feet to the house if you can maintain the greater setbacks that apply to a house. 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. Please refer to Title 23 of the Richland Municipal Code to review regulations for setbacks, rear yard coverage, etc.

FENCING LOCATION

Even though a permit is not required, fence location requirements are as follows: 3 foot solid (i.e. wood, block, or vinyl) or 4 foot open (minimum 50% transparent) chain-link (no slats) in the front yard and 6 foot solid or open fences elsewhere. In the City of Richland, a corner lot has two (or more) front yards. The lower fence height applies on the addressing street frontage. Also on a corner lot, a sight vision triangle is applicable at the corner for visibility. A 3-4 foot fence may extend to within 1 foot in back of the sidewalk or 5 foot from the edge of pavement in the cases where sidewalks do not exist. Six-foot fences in flanking front yards may be placed 5-feet inside the property line or 10-feet inside the inside edge of the sidewalk, whichever is the greater setback.

LOCATION OF ACCESSORY BUILDING/FENCES OVER AN EASEMENT

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

For questions regarding the required setbacks or fence height allowances, please contact the Development Services Department at 509-942-7794.

The location placement permit shall be binding upon the applicant for location placement of the structure 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.

Prior to excavation or digging, COR strongly recommends you call Utility Line Locator at 811. Property owners are responsible for verifying their property lines, easements, and utility lines. Fences and sheds shall be constructed in accordance with those boundaries.