

FENCES

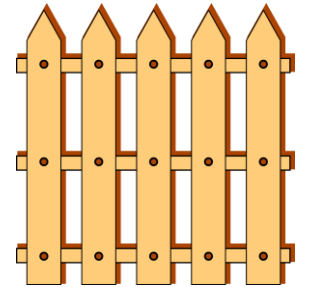
Do Zoning Regulations Apply to Fences?

Yes, there are several Deschutes County zoning requirements specific to fencing and, depending on the zoning designations for a property, these codes may regulate the height, location, design and the permitting requirements.

Do Setbacks Apply to Fences?

All fences must comply with the following setback:

1. River Setbacks
 - All fences must be setback at least 100-feet for the Ordinary High Water Mark (OHWM) of any river, lake, or stream.



If a fence is sight-obscuring and taller than 3' 6" setbacks also apply in the following areas:

2. Front Yards
 - Any property line abutting a road or street has a front yard setback.
Note: A property can have multiple front yards.
 - The front yard setback distance will depend on the property's zoning and the classification of the abutting road or street.
 - The setback measurement is taken from the property line. In most cases, the property line does not align with the edge of the road surface.
 - Please contact the Planning Division to confirm the front yard setback distance(s) (planning@deschutes.org / 541-388-6560).
3. Clear Vision Areas
 - A clear vision area consist of a triangular area on the corner of a lot at the intersection of two streets or a street and a railroad.
 - This is an area where unobstructed vision is maintained for vehicular safety.
 - Please contact the Planning Division to confirm the clear vision area(s).

Where can I get more information?

Main Office: Deschutes County Planning Division
117 NW Lafayette Avenue, P.O. Box 6005
Bend, OR 97708-6005
Phone: (541) 388-6560
Email: planning@deschutes.org
Website: www.deschutes.org/cd



Please send all mail to the Main Office P.O. Box.



To request this information in an alternate format, please call (541) 388-6570 or send email to accessibility@deschutes.org.

Para solicitar esta información en un formato alternativo, llame al (541) 388-6570 o envíe un correo electrónico a accessibility@deschutes.org.

Fences which are not located in a river setback, front yard, or clear vision area are exempt from setback requirements, regardless of height.

What is a Sight-Obscuring Fence?

Deschutes County Code (DCC) defines a “sight-obscuring fence” as a continuous fence, wall, evergreen planting or combination thereof constructed and/or planted to effectively screen a particular use from view. This generally means a fence design that is comprised of one-third or more solid material it is considered sight-obscuring.

Not sure if your fence design is considered sight-obscuring? Please contact the Planning Division prior to construction (planning@deschutes.org / 541-388-6560).

How Tall can a Fence Be?

Sight-obscuring fences located in a front yard or clear vision area cannot exceed 3’ 6” in height. Outside of these areas, the height is regulated the same as any structure on the property.

Are There Any Special Requirements in a Flood Plain, Wetland or Wildlife Area?

Flood Plain

Within areas mapped as a flood plain, constructing a fence generally requires a Conditional Use permit. In addition, FEMA will frequently require surveys and engineered flood-resistant construction.

Wetlands

Wetlands are areas that, because of water, soils, and water-adapted plants, form habitats specially protected by County, State, and Federal regulation.

- Earthmoving, such as grading, excavation, or the placement of fill, to construct a fence in a wetland generally requires a Conditional Use Permit and a wetland delineation.



- In addition, alteration of vegetation such as mowing, trimming and spraying of vegetation in wetlands generally requires a Conditional Use Permit and a wetland delineation.

Wildlife Area Combining Zone (WA)

New fences in the WA Zone need to be designed to let wildlife pass over or under the fence.

- The distance between the ground and the bottom strand or board of the fence must be at least 15 inches;
- The height of the fence must not be more than 48 inches above ground level; and
- Smooth wire and wooden fences that allow passage of wildlife are preferred (but not required) and woven wire fences are discouraged.



Some types of fences are exempt from these requirements. They include fences which enclose less than 10,000 square feet and which surround or are next to houses or buildings and corrals used for working livestock. For example, fences surrounding a garden smaller than 100 feet by 100 feet would be exempt.

Do I Need a Building Permit?

The following fence designs require a building permit:

- Fences over 7 feet in height
- Fences used for required swimming pool barriers

The following fences do not require a building permit:

- Fences constructed of wood, wire mesh, chain-link, brick or similar materials with a height of 7 feet or less

If you have questions about building permits contact us at cdd@deschutes.org / 541-388-6575.