



PROSSER *Washington*  
INCORPORATED 1899

## Building a Fence



City of Prosser

Building Department

601 7th Street, Prosser, WA 99350

Phone: (509) 786-2332

## Introduction

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Building a fence around your house is a project that many homeowners decide to tackle. Before you begin putting up your fence there are a few things that you need to know such as applying for a fence permit, submitting a site plan with the application, things to watch out for when designing your layout, etc.

## Replacing or Relocating an Existing Fence

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Sometimes homeowners decide to replace a section of fencing that has deteriorated, or even replace the whole existing fence with a new one. Sometimes there are no changes to the actual location, or “footprint” of the fence on the property, but sometimes homeowners want to make use an unfenced location on their property.

Whatever the case might be, the City of Prosser has traditionally not charged an additional fence permit fee **if the address already has a fence permit on file**. In any case, you should contact the City of Prosser Building Department with your proposed fence plan and the Building Department will check the address file for an existing fence permit.

If there is a fence permit already on file, then the homeowner only needs to submit (and get approval for) their fence site plan which is at no cost to the homeowner. Once approved by the Building Department, the modifications to the existing fence will be kept on file for the address.

## Constructing a New Fence

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If a homeowner is constructing a new fence, **the cost of the permit is a flat rate of \$50.00** regardless of the actual cost of the project. If a homeowner is hiring a contractor to perform the work precautions should be taken to make sure that the contractor has a current Washington State contractor’s license.

To verify the status of a contractor’s license homeowners are encouraged to look up the contractor’s information on Washington State Labor & Industries [Verify a Contractor Page](#). If the homeowner is performing the work on their own residence, a contractor’s license is not needed.

## Constructing Within Easement or Right of Way

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Although the City of Prosser allows the construction of fences on easements or within right of way, it is approved with the understanding that in the event that access is needed that the fence must be removed at the owner's expense.

If you have questions about whether or not you should construct a fence within an easement or right of way, please contact the City of Prosser Planning Department at (509) 786-2332.

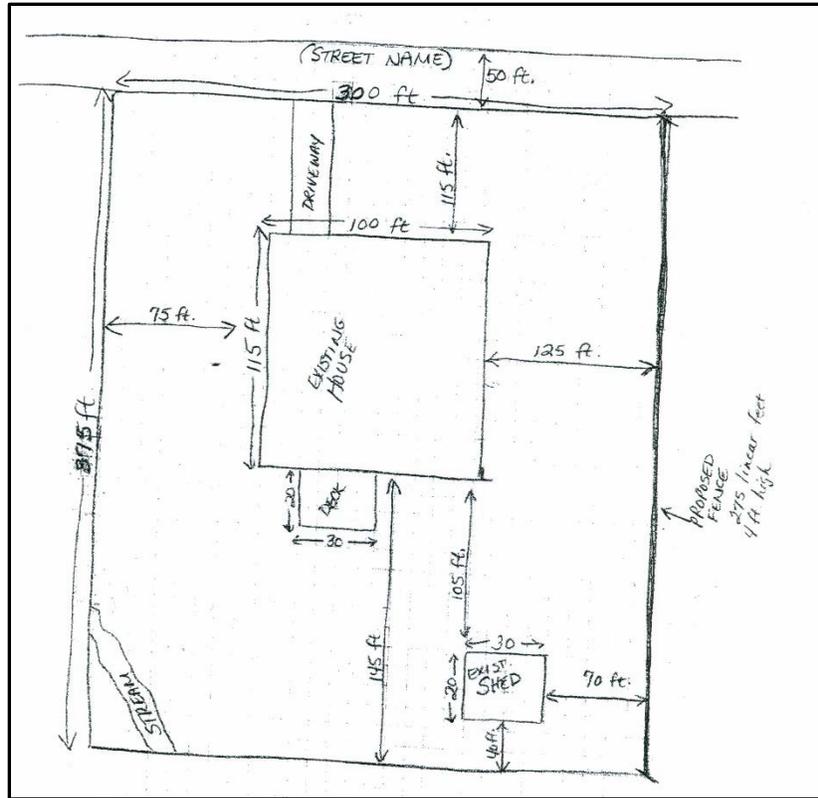
## A Site Plan For Your Fence

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Before a fence permit application can be approved, the City of Prosser requires that a site plan accompany the fence permit application. A site plan is a “top down” view of your property showing several key things so the Building Department can verify the fence will be constructed in a location where it does not obstruct other utilities, or in an otherwise unapproved location.

Most fence permit site plans can be drawn on a standard 8 ½” x 11” sheet of paper as long as all of the pertinent details accompany the drawing. When creating your fence permit site plan be sure to include the following details:

- Owner name, address, and location of the proposed fence
- A scale to which the drawing was done (*i.e.* 1” = 10ft)
- The property lines of the property on which the fence is to be built
- The house including any carports, patio covers, storage sheds, garages, etc. in reference to the location on the property
- The location of the proposed fence on the property, including the height of the fence as applicable.
- Fence dimensions (*i.e.* how many linear feet for each section of fence)
- Location of water meters, hydrants, utility poles, or other similar objects near the property and/or proposed fence location
- Fence clearances/dimensions from water meters, hydrants, utility poles, or other similar objects
- Utility easements on the property, rights of way, or similar if known



Example of a Site Plan

## Fence Height & Setback Requirements

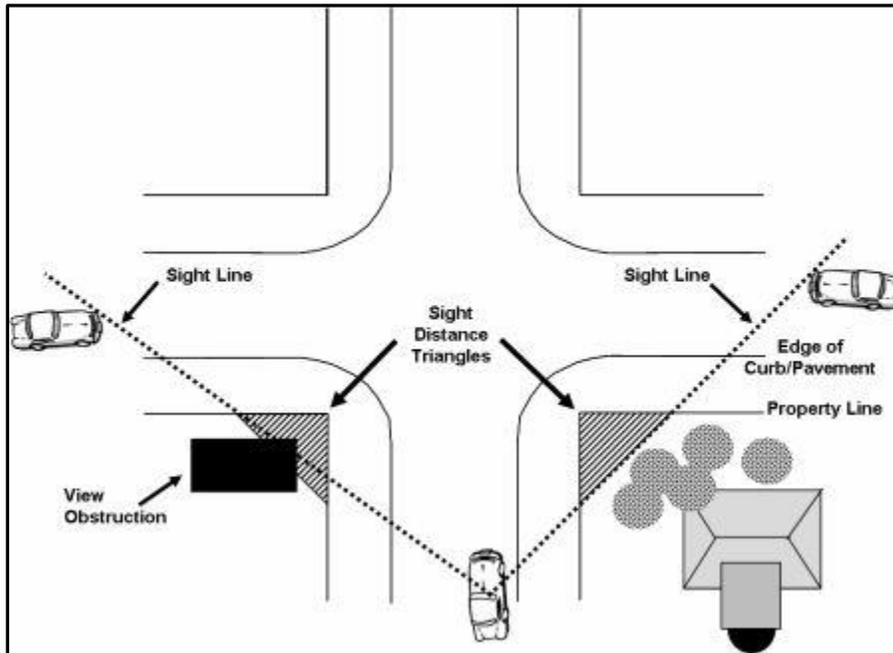
In accordance with the Prosser Municipal Code, residential fences may only be constructed at a maximum height depending on the location of the fence.

The Prosser Municipal Code specifies that a fence can only be a maximum of 4 feet high within the front yard of a property, and a maximum of 6 feet in height on the side yard(s) and back of the property. If your home is on a corner lot, then the side of which the home is addressed from is considered the front yard.

## Site Obstructions

If your fence design includes fencing around or near a corner or road intersection, special considerations should be made for the design of the fence so that it does not create a sight obstruction or hazard for vehicular traffic.

Per the Prosser Municipal Code, if your fence obscures vision in excess of 18" in width, it should be located in a manner which maintains a clear area between a height of two and ten feet, as measured from the adjoining roadway.



Example of a Sight Distance Triangle

## Clearances from Utility Boxes & Poles

When planning on the location of your fence placement, proper clearances should be met so that your new fence does not interfere with existing utilities located on the property. Below is a list of common utilities and their clearances for reference:

Utility Type	Fence Clearance	Utility Owner	Contact Information
Water Meter	18" (All Sides)	City of Prosser	(509) 786-2332
Irrigation Box	18" (All Sides)	City of Prosser	(509) 786-2332
Utility/Power Pole	6 ft (All Sides)	Benton PUD	(509) 786-1841

## Underground Utilities

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Once your fence permit application and site plan are all approved, it's time to start building your new fence. Before you start digging you should be aware of what's underneath the ground.

Homeowners are urged to contact the Utility Notification Center, or otherwise known as "CALL BEFORE YOU DIG" You can submit a request for locate at [callbeforeyoudig.org](http://callbeforeyoudig.org) or by calling their toll-free number at 1-800-424-5555 (or 811)

## Standard Burial Depths for Private Utilities

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A common misconception from homeowners is that utility companies can, and will locate utility lines and infrastructure on private property. Unless the public utility line is within an easement or right of way that is on a property, these are considered private lines and most utility companies do not have a record of these lines.

Although it is never a guarantee as to how something was constructed, we've included common burial depths for various "on-site" utilities that homeowners may encounter on their property. The below table represents best practice, and does not guarantee these numbers will be accurate for your property.

Type of Utility	Common Burial Depth
Irrigation Line(s)	6" – 24"
Natural Gas Line(s)	8" – 12"
Water Service Line(s)	24" +
Sewer Service Line(s)	12" +
Electrical Line(s)	36" +