



This information is provided for clarification purposes only and is not in substitution of any applicable City Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws.

Residential Zones: Fence Heights

No.: BUILDING-44
Date: 2020-12-22
Revised: 2022-10-24

This bulletin is to inform Owners and Builders of the height regulations for fences in residential zones adopted in Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 and Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144.

Summary

- Definition of fence height has been clarified to identify measurement parameters.
- Maximum fence heights in residential zones have been clarified.

Fence Height Requirements

- The maximum fence height of 2.0 metres (m) is permitted for fences constructed in residential zones and site specific zones that include residential uses ([Richmond Zoning Bylaw No.8500, Section 6.8.1](#)).
- A maximum fence height of 1.2 m is permitted for fences located in the front yard or the exterior side yards for corner lots.
- No fence shall be placed so as to obstruct the line of vision at an intersection over the height of 0.9 m as measured from the top of any curb, or if there is no such curb, as measured from the crown of the roadway, in that area bounded by the property lines adjoining the road or lane and a line drawn to connect the property lines at a distance of 7.5 m from their point of intersection ([Richmond Zoning Bylaw No. 8500, Section 6.1.1](#)).
- For a lot fronting onto an arterial road, a solid masonry or brick fence up to a maximum fence height of 1.2 m is permitted within the required front yard setback area or the exterior side yards for corner lots, but any mechanical or manual gate must be located at least 6.0 m from the front lot line ([Richmond Zoning Bylaw No. 8500, Section 6.2.9](#)).
- Construction of continuous footings associated with free standing walls are prohibited in the Tree Protection Zone.
- The use of barbed wire, electrified wire, razor wire, and barbed tape obstacles as fencing material is prohibited in all residential zones and in site specific zones that govern single detached housing ([Richmond Zoning Bylaw No. 8500, Section 6.8.5](#)).
- Refer to [Richmond Zoning Bylaw 8500](#) for other specific height requirements.

Measuring Fence Height

- Fence height is determined by measuring the vertical distance between the average finished site grade, measured 1.0 m from both sides of the property line, to the top of the fence ([Richmond Zoning Bylaw No. 8500, Section 6.8.3](#)).
- Grading must be strategically managed to avoid impact with the maximum fence height limit shown.

For more information, please refer to the diagrams attached.

See over →

Application Requirements

A building permit is required for fence construction with concrete foundations ([Building Regulation Bylaw No. 7320, Section 16.1](#)).

- Application form: [Single/Two Family Dwellings \(Interior/Exterior Alterations\)](#).
- [Letter of Authorization](#).
- Site Plan showing:
 - Dimensioned property lines and setbacks;
 - Location of new and existing buildings;
 - Street location and North Arrow;
 - Utility connections;
 - All trees and tree protection zones;
 - Fence height and location.
- Section, elevation and foundation details of the fence.
- Signed and sealed drawings by Registered Professionals are required for fences constructed on peat soil areas*.
- [Schedule F: Owner's Undertaking \(Required if Registered Professionals on Project\)](#).
- Letters of Assurance* (*Required if Registered Professionals on Project*).

References

- City of Richmond, Bulletin [BUILDING-45 Agricultural Zones: Fence Heights and Materials](#)
- City of Richmond, Bulletin [BUILDING-07 Wood Retaining Walls](#)
- City of Richmond, Bulletin [TREE-07 Landscape Cross-Section Drawings at Building Permit Submission](#)
- [Richmond Zoning Bylaw No. 8500, Section 6](#)
- [Richmond Building Regulation Bylaw No. 7230](#)
- [Richmond Tree Protection Bylaw No. 8057](#)

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at 604-276-4118.

See attached →

Diagram 1: Fence Height Measurement

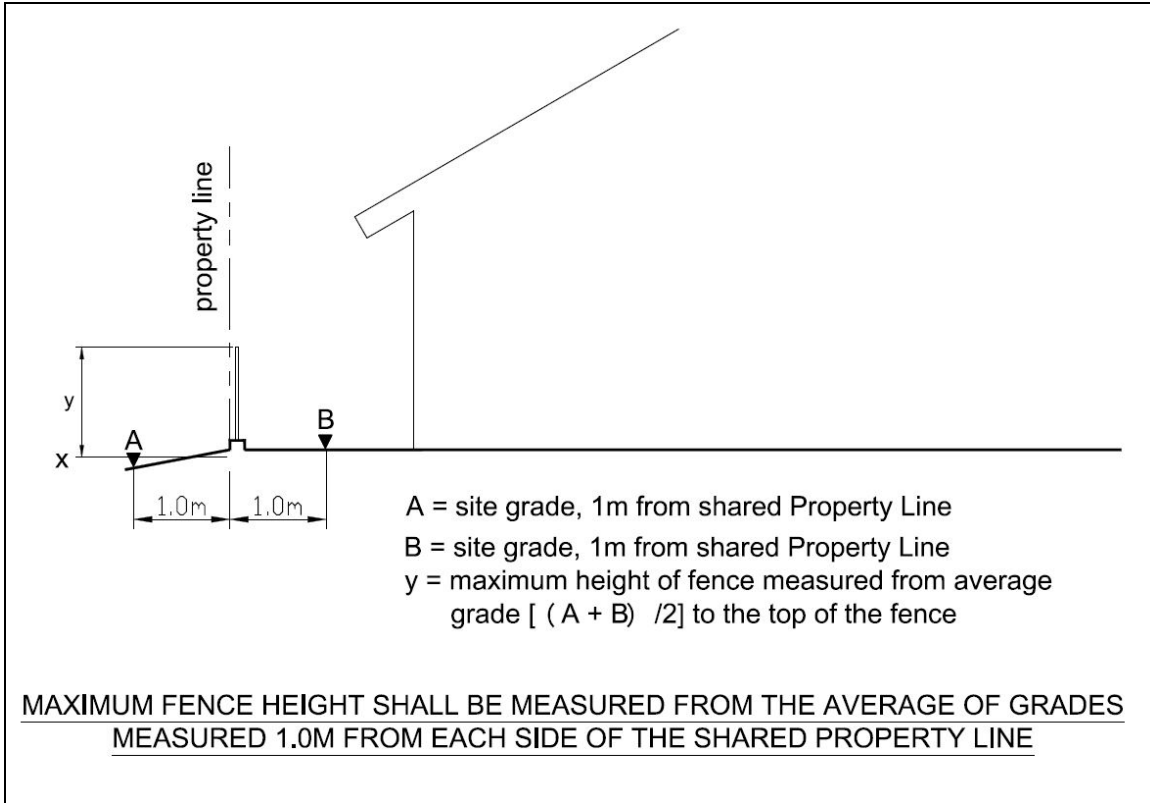
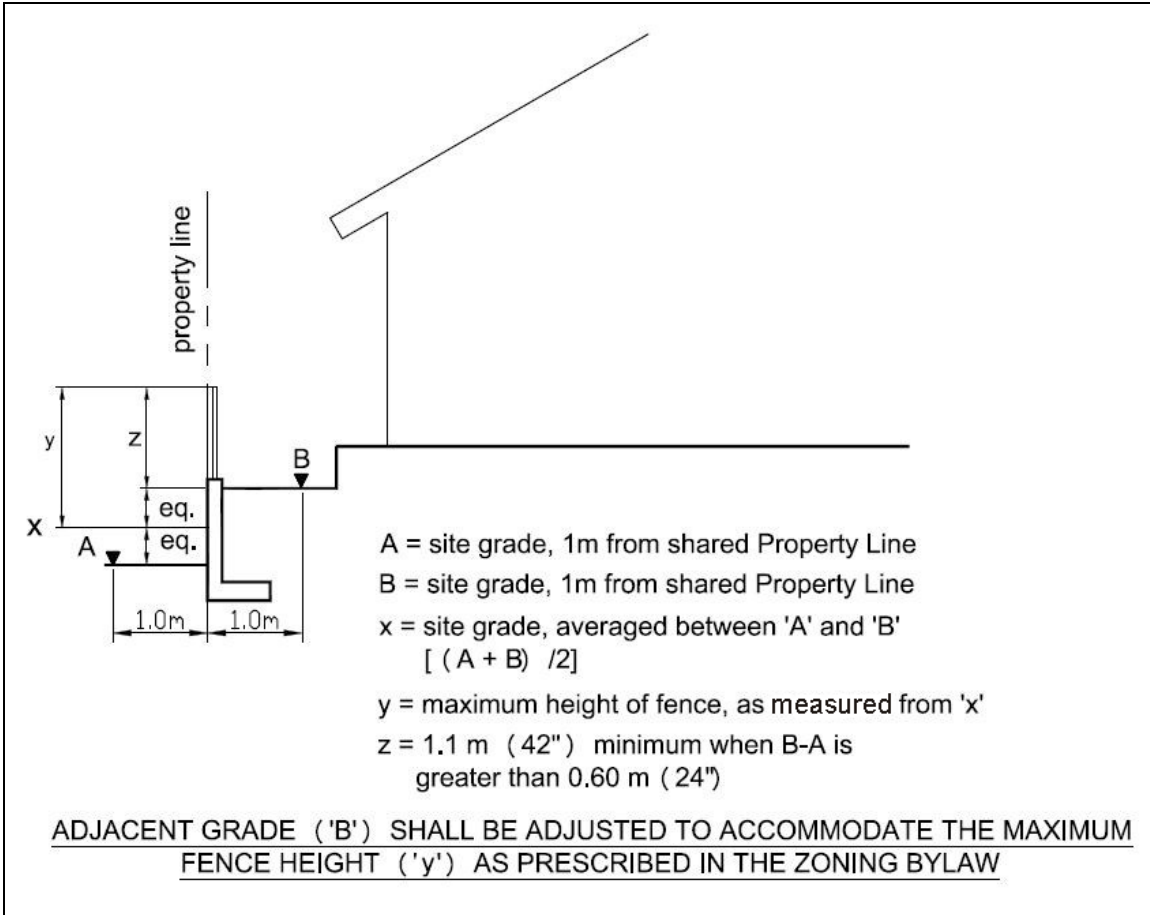


Diagram 2: Fence Height Measurement



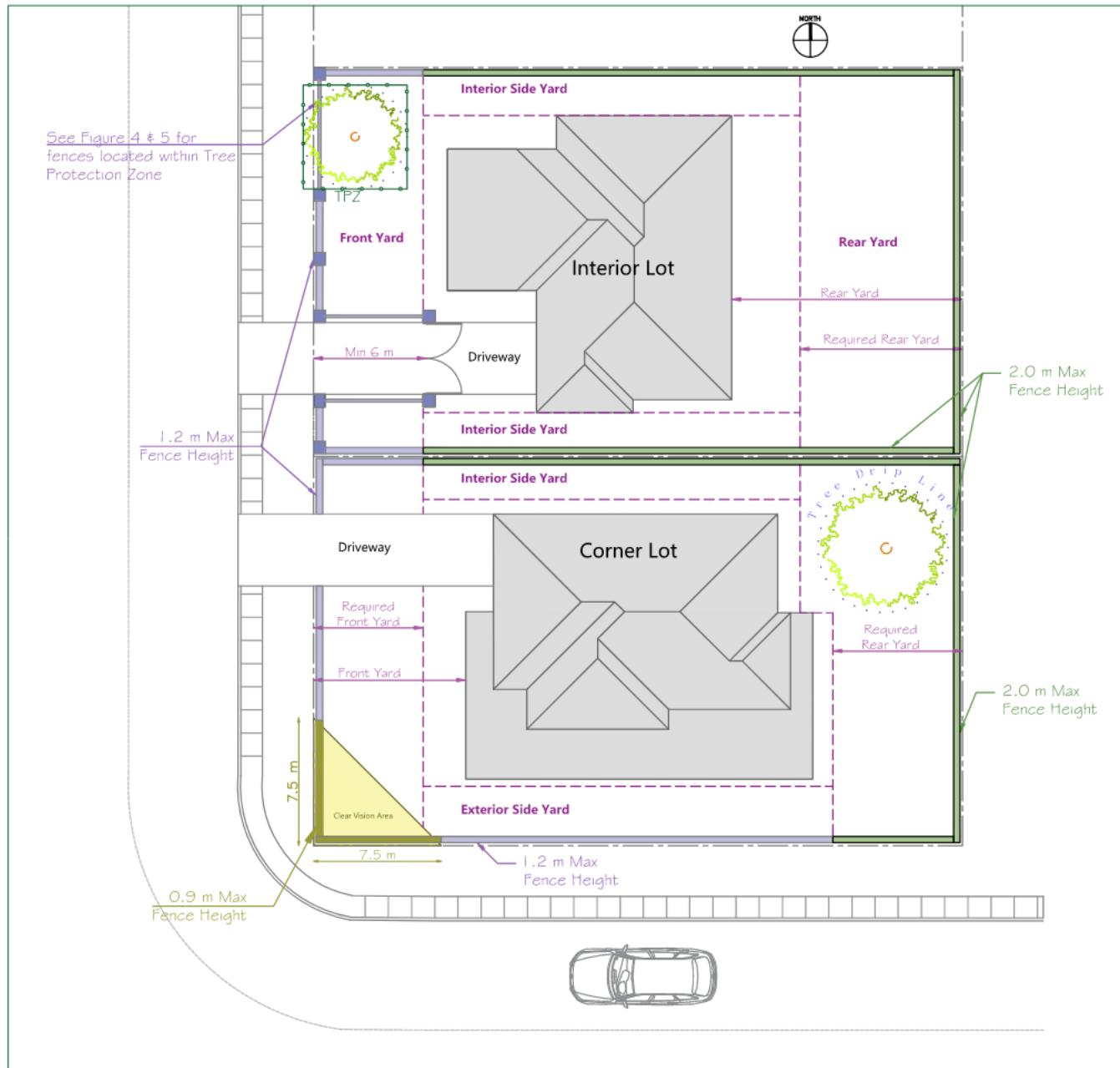


Diagram 3: Fence Requirements in Residential Zones

Diagram 4: Masonry Fence and Tree Protection Zone Requirement (Plan)

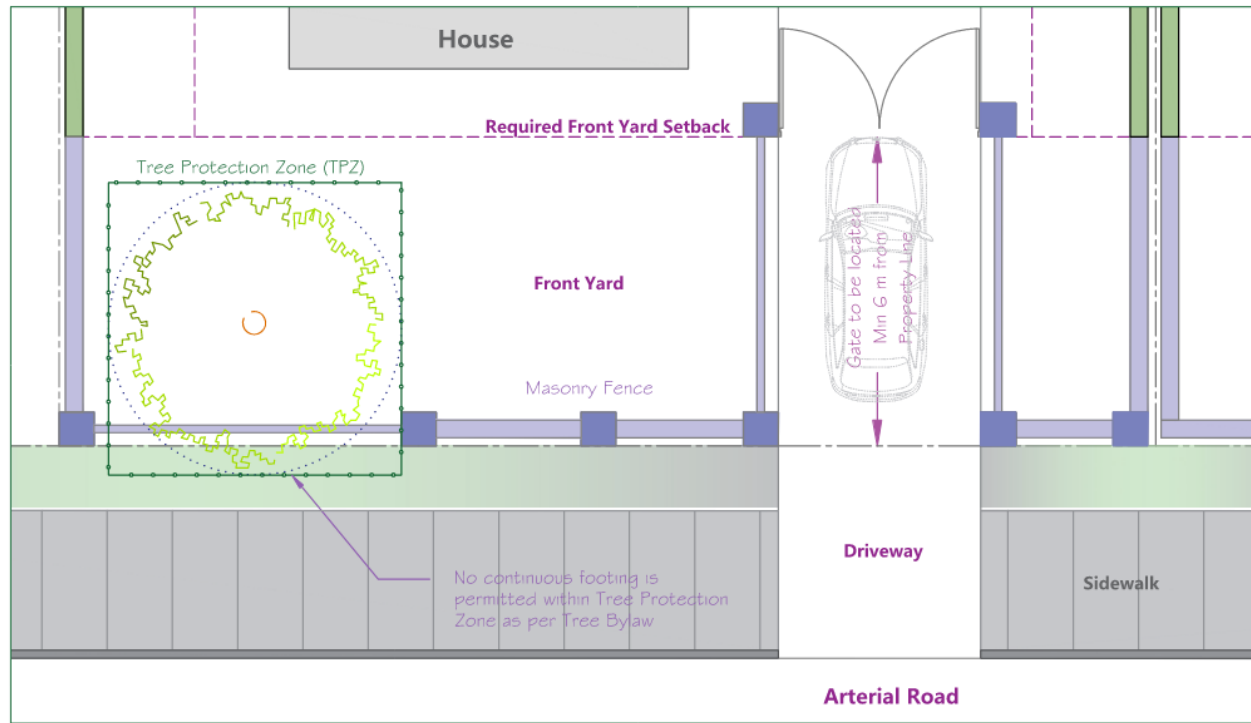


Diagram 5: Masonry Fence and Tree Protection Zone Requirement (Elevation)

