



*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, applicable Acts, regulations, and decisions and orders of any person or body having jurisdiction over the Lands.*

## Agricultural Zones: Fence Heights and Materials

**No.: BUILDING-45**  
**Date: 2021-02-09**  
**Revised: 2022-10-24**

**This bulletin is to inform Owners and Builders of the fence height and material regulations in agricultural zones adopted in Richmond Zoning Bylaw 8500, Amendment Bylaw 10122 and Building Regulations Bylaw 7230, Amendment Bylaw 10144.**

### Summary

- Definition of fence height has been clarified to identify measurement parameters.
- Maximum fence heights in agricultural zones have been clarified.
- Acceptable materials for use in agricultural zones have been clarified in order to promote and maintain the agrarian character.

### Fence General Requirements

- The maximum fence height of 2.4 m is permitted for fences constructed in agricultural zones and site specific zones that govern farm businesses ([Richmond Zoning Bylaw 8500, Section 6.9.1](#)).
- A maximum fence height of 1.2 m is permitted for fences located in the front yard or exterior side yard of a single detached housing unit
- A maximum fence height of 2.0 m is permitted for fences located in the interior side yard of the single detached housing unit.
- 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 8500, Section 6.1.1](#)).
- For a lot fronting onto an arterial road, any mechanical or manual gate must be located at least 6.0 m from the front lot line ([Richmond Zoning Bylaw, 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.

See over →

## 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 8500, Section 6.9.3](#)).
- Grading must be strategically managed to avoid impact with the maximum fence height limit shown. See Bulletin [BUILDING-44](#) for additional information.

For more information, please refer to the diagrams attached.

## Material Regulations

The following are suitable materials and design for construction of agrarian fencing in the Agriculture zones ([Richmond Zoning Bylaw 8500, Section 6.9.4](#)).

- Wood post and rail, minimum spacing between horizontal members shall be 0.3 m;
  - Diagonal cross bracing permitted if bracing between posts;
- Metal post and rail, minimum 0.3 m spacing between horizontal members;
- Wood post and welded wire mesh;
- Steel post and welded wire mesh; and/or
- Wood pickets, 8 cm minimum distance between pickets.

**Masonry and decorative metal fences are not permitted in the Agricultural zones.**

Fences in agriculture zones shall be constructed of materials limited to fence agrarian materials, except as noted in [Richmond Zoning Bylaw 8500](#).

## 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*).

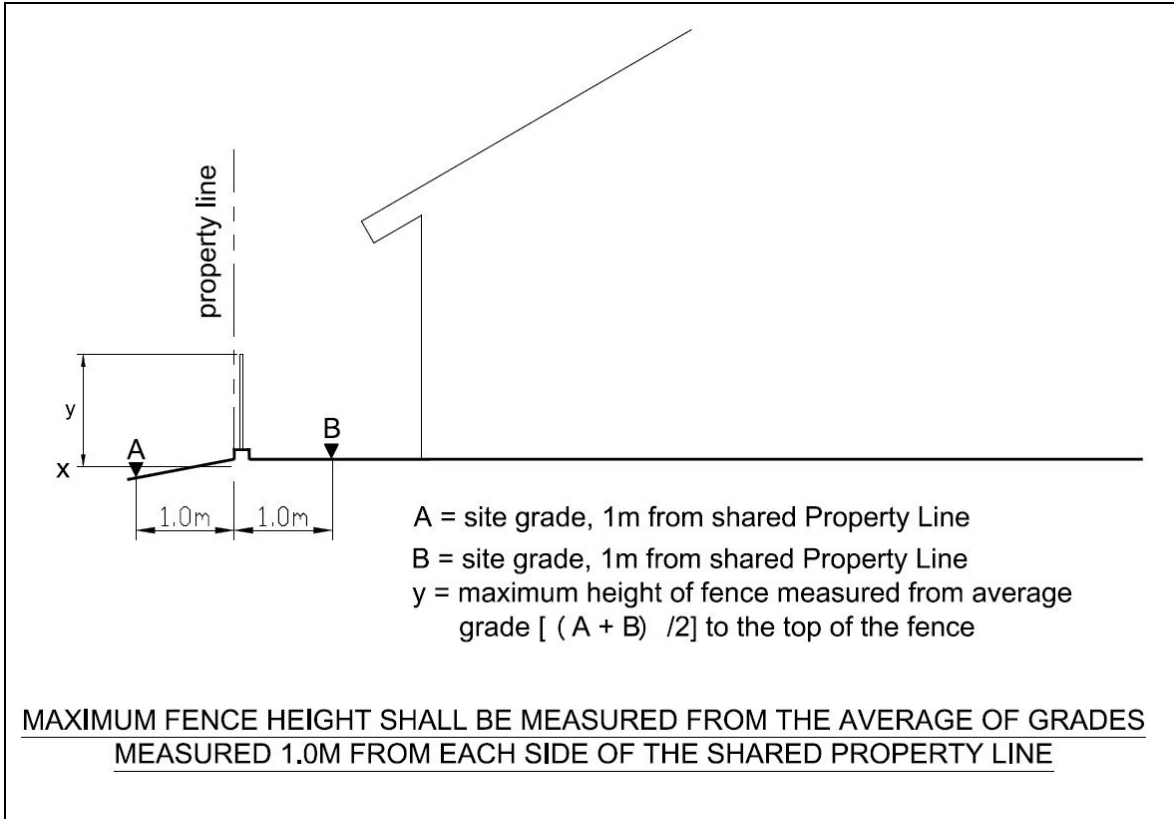
## References

- City of Richmond Bulletin [BUILDING-28 Size Limitations and Farm Home Plate Requirements for Residential Developments in an AG1 Zone](#)
- City of Richmond Bulletin [BUILDING-44 Residential Zones: Fence Heights](#)
- City of Richmond Bulletin [TREE-07 Landscape Cross-Section Drawings at Building Permit Submission](#)
- [Richmond Zoning Bylaw 8500](#)
- [Building Regulations Bylaw 7230](#)
- [Richmond Tree Protection Bylaw No. 8057](#)

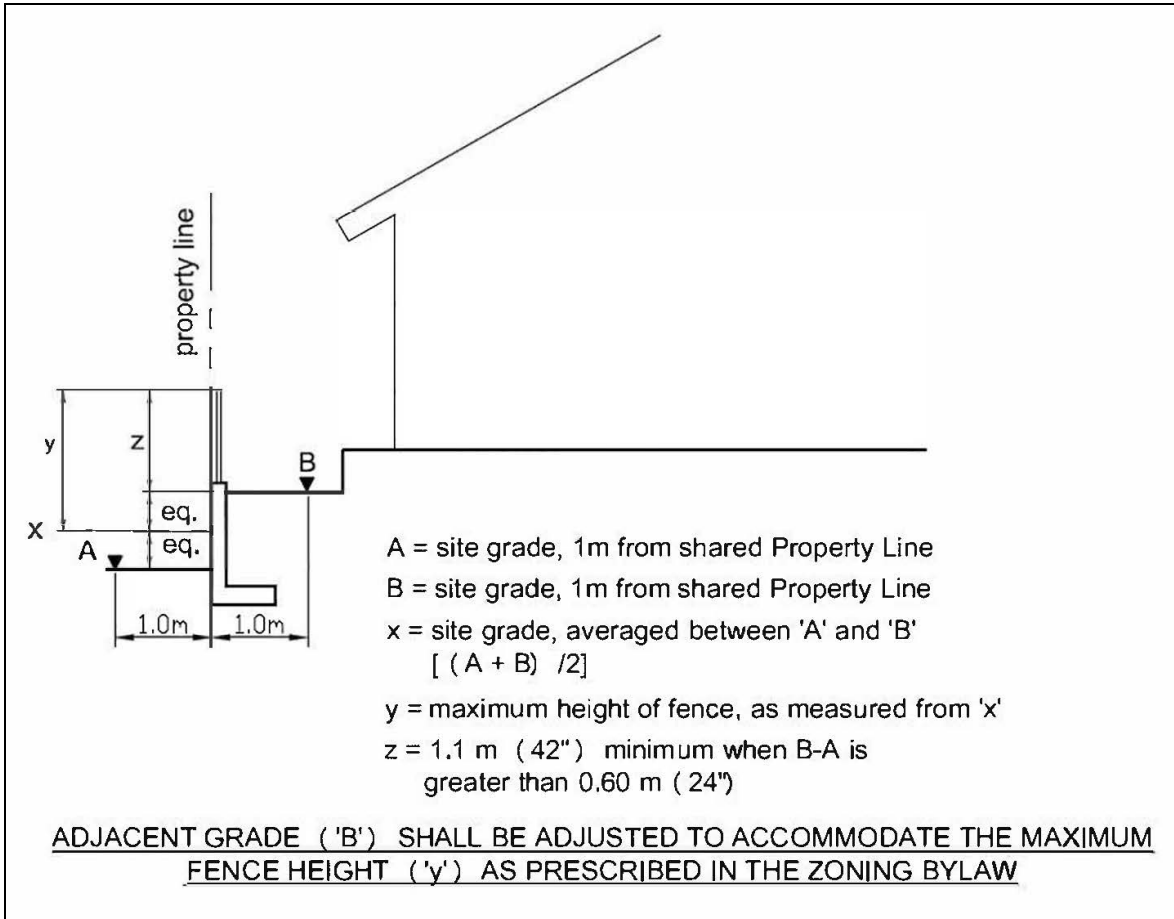
Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email [building@richmond.ca](mailto:building@richmond.ca) or call the Building Approvals General Inquiries line at 604-276-4118.

See attached →

**Diagram 1: Fence Height Measurement**



**Diagram 2: Fence Height Measurement**



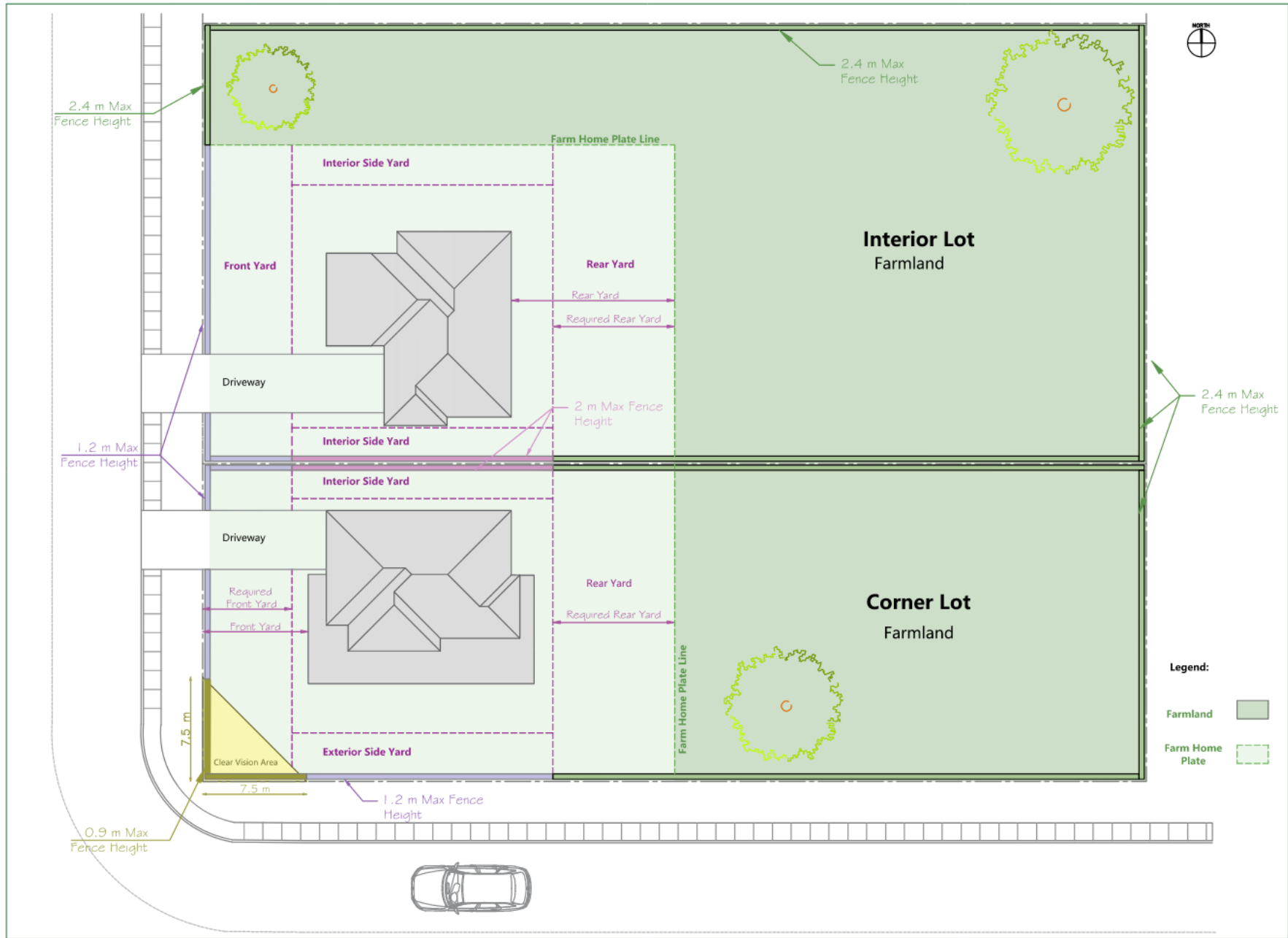


Diagram 3: Fence Height Requirement in Agricultural Zones