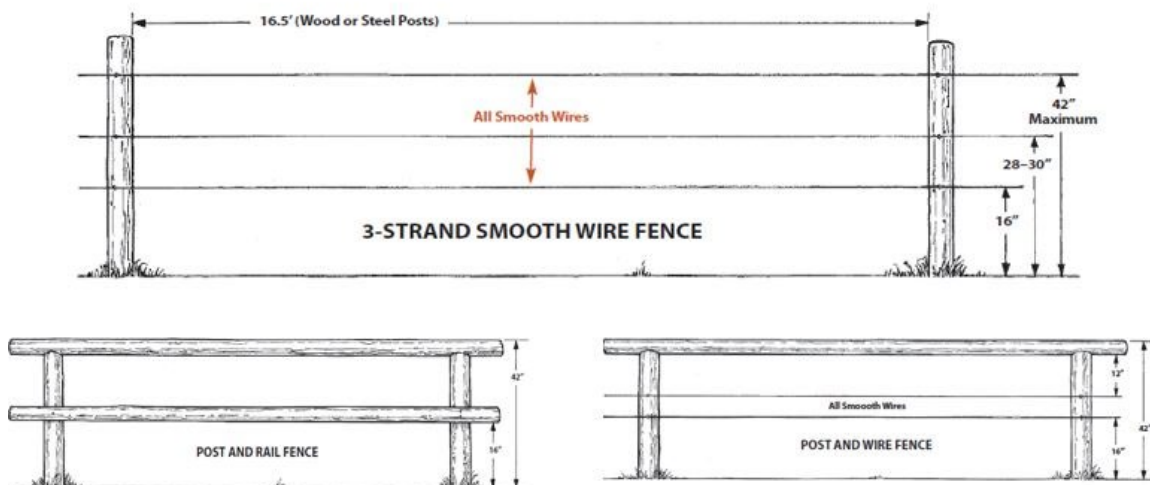


### **3505.17: Walls and Fences**

The height, location and design of walls and fences are regulated by this Code as provided in this section. Berm design standards are addressed separately in the Landscaping Regulations of this Code (see section 3600).

- A. **Wall and Fence Heights:** The maximum heights for walls or fences are stated below and summarized in the development standards matrix, except as provided in Section 3505.17.B. No wall or fence shall obstruct visibility at access points.
1. **A-1 Zoning District:** On parcels having 20 or more acres, wall and fence heights are not regulated except that they shall not cause a visual obstruction at access points. On parcels of less than 20 acres, fences shall comply with requirements for residential zoning districts (see Section 3505.17.A.2).
  2. **RU, RE, RME, R-1, R-2, R-3, R-4, R-6, R-25, R-P and MHP Zoning Districts:**
    - a. Front: Fences and walls in the front setback shall be no higher than four (4) feet above grade at the property line, and shall not cause a visual obstruction at access points. Fences or walls in the front yard but not in the front setback may exceed four (4) feet up to a maximum of six (6) feet above grade.
    - b. Street side: Fences or walls in any setback abutting street right-of-way shall comply with the height limits on fences and walls in front setbacks except where there is no vehicular access to the site from that side. In that case, the height of the fence or wall may be six (6) feet above grade at the property line.
    - c. Maximum height: Fences and walls in areas other than the front or street side setbacks shall be no higher than six feet (6) above grade.
  3. **CG, CN, B-1 and B-3 Zoning Districts and Other Commercial Development as May be Allowed in Other Zoning Districts:**
    - a. Front: Fences and walls in the front setback shall be no higher than four (4) feet above grade at the property line, and shall not cause a visual obstruction at access points. Fences or walls in the front yard but not in the front setback may exceed four (4) feet up to a maximum of eight feet (8) above grade.
    - b. Street Side: Fences or walls in any setback abutting street right-of-way shall comply with the height limits on fences and walls in front setbacks except where there is no vehicular access to the site from that side. In that case, the height of the fence or wall may be eight (8) feet at the property line.
    - c. Maximum Height: Fences and walls in areas other than the front or street side shall not be higher than eight (8) feet at the property line.
  4. **I-1 and M-1 Zoning Districts:**
    - a. Front: Fences and walls in the front setback shall be no higher than six (6) feet above grade at the property line and shall not cause a visual obstruction at access points. Fences or walls in the front yard but not in the front setback may exceed six (6) feet up to a maximum of ten (10) feet above grade at the property line.
    - b. Street Side: Fences and walls in any setback abutting street right-of-way shall comply with the height limits on fences and walls in front setbacks except where there is no vehicular access to the site from that side. In that case, the height of the fence or wall may be ten (10) feet above grade at the property line.
    - c. Maximum Height: Fences and walls in areas other than the front or street side shall be no higher than ten (10) feet above grade.
  5. **For Planned Unit Developments:** Where limits on heights of fences or walls are established in a PUD, these limits shall apply as provided for in Section 3505.01. Where height limits for fences or walls are not stated in the PUD designation, the Planning Director shall determine the height limits for fences or walls which apply in accordance with Section 3505.01.
  6. **BC Zoning District:**
    - a. Wildlife and Fencing: All fences or walls shall be constructed to effectively hold livestock while allowing for the passage of wildlife. Areas that may be fenced shall be limited to the immediate area of site disturbance around the principal structure and areas for livestock. Fencing areas for livestock shall be limited to a size equal to the area required for the number of livestock animals physically kept on a property, subject to the requirements of Section 3802 et seq. and Figure 3-8. For example, if two (2) horses are kept on the property, a maximum of four (4) acres may be fenced.
    - b. Maximum Heights: The maximum height for fences and walls shall be the same as for residential zoning districts as outlined in Section 3505.17.A.2 provided that such fencing shall also comply with the requirement regarding wildlife friendly fencing outlined above.

- B. Exceptions to Wall and Fence Heights:** The following exceptions to limits on wall and fence heights apply in all zoning districts:
1. Height limits specified in this section do not apply to retaining walls or construction fencing (up to 12 feet) for large-scale projects or projects with significant safety concerns as determined by the Planning Department.
  2. The maximum height of a fence or wall shall be three and one-half (3-1/2) feet above grade within the sight triangle of any street intersection.
  3. Sports and recreation facilities may have wall and fence heights that exceed the requirements of this section provided such heights are based on industry accepted standards.
- C. Wall and Fence Design:** All fences or walls shall be constructed to be wildlife friendly and to not ensnare or otherwise cause injury to wildlife. All fences or walls enclosing an area of one (1) acre or greater shall be designed to allow for the safe passage of wildlife. See Colorado Parks and Wildlife guidelines for wildlife friendly fencing (Fencing with Wildlife in Mind, Colorado Division of Wildlife, 2009, as may be updated or amended); examples are included below. The design of fences, including the types of material used for construction, shall comply with the following requirements except that retaining walls do not have to meet the following standards (refer to Section D below for the design standards for retaining walls). A request for an exception to these requirements will be considered pursuant to the provisions for administrative relief in Section 13400 et seq. In order to grant administrative relief from this requirement, the Code Administrator and property owner must consult with the Colorado Parks and Wildlife to review the specifics details of the property, the reason for the request, and to identify the appropriate fencing that will minimize impacts to wildlife.



1. **Use of Natural Materials:** Walls and fences constructed as part of multi-family, mixed-use or commercial development shall be constructed of natural materials such as wood, river rock or stone or naturally appearing materials approved by the Planning Department. For all new construction and/or additions in excess of 25% of the value of the existing structure, permissible fencing materials shall include a section of five (5) lineal feet of non-combustible material within 10-feet of any structure. Compliance shall be verified as part of any required defensible space inspection. This requirement may be waived by the Review Authority when the specific conditions and individual circumstances (i.e. slope, aspect, vegetation types, availability of firefighting infrastructure, and other relevant factors as identified in the CWPP) of a given project do not warrant imposition of this standard. Concrete fences are not permitted unless faced with a material as required above.
2. **Barbed Wire, Wire Strand and Electric Fences:** Barbed wire, wire strand and electric-charged fences are regulated as follows:
  - a. Permitted in A-1, BC (as may be limited in Section A.6 above), M-1, RU, RME and RE zoning districts and in other zoning districts where a conditional use permit has been approved for the keeping of livestock.
  - b. Permitted as specified in the National Electric Code, as amended or as deemed necessary and appropriate

- by the Review Authority to promote demonstrated security concerns and the public health, safety and welfare.
- c. Prohibited in all other zoning districts except as provided for above unless a specific allowance has been made in a PUD designation.
  - d. Electric fences may be used in accordance with Section 3802.02.E.4 et seq. specifically in association with beekeeping.
3. **Chain Link:** Chain link fences are permitted except that in the RU, RME, RE, R-1, R-2, R-3, R-4, R-6, R-P and MHP zoning districts, chain link fences shall not be used for purposes of enclosing storage areas where such storage must be screened from view in accordance with Section 3815 et seq. Chain link fences are permitted to be used in the I-1 and M-1 zoning districts for enclosing storage areas, provided that such fences shall be equipped with slats in order to create an opaque screen as required by Section 3815 et seq.
  4. **Storage Yards:** Walls and fences enclosing storage yards and gates in such fences and walls shall be opaque if so required by this Code.
  5. **PUDs:** Where design standards for fences are established in a PUD, these design standards shall be applied as provided for in Section 3505.01. Where height limits for fences are not specifically stated in the PUD designation, the Planning Director shall determine the height limits for fences that apply in accordance with Section 3505.01.
- D. **Retaining Walls:**
1. **Design:**
    - a. Colorado Licensed Professional Engineer Design: All retaining walls in excess of four (4) feet in total height, whether in a single line or in steps, shall be designed and stamped certified by a Colorado Licensed Professional Engineer.
    - b. Maximum Height: To the extent practicable, large retaining walls shall be broken up by steps. The maximum height of a retaining wall shall be eight (8) feet, and if more retaining is necessary above that height, a four (4) foot step in the wall shall be required. All stepping of retaining walls shall require a setback for each step with a minimum of one-half the height of the wall preceding it.
    - c. Landscaping: Landscaping shall be provided on any steps in the retaining wall and at the base of the wall to soften the appearance of a retaining wall.
    - d. Visual Impacts: Attention shall be given to the visual impact of retaining walls as viewed from off-site. Every reasonable effort shall be made to reduce visual impact through the color and type of materials used and height of retaining walls.
  2. **Materials:** Retaining walls shall be constructed from such materials as concrete, reinforced earth rock, gabions or other decay resistant materials. If gabions are used, large rocks shall be used to fill the gabions, and they shall be faced with treated timbers. The appearance of retaining walls shall be softened through the architectural finish on the surface and with landscaping.
  3. **Drainage:** All retaining walls shall have adequate subsurface drainage.
  4. **PUDs:** Where design standards for retaining walls are established in a PUD, these design standards shall be applied as provided for in Section 3505.01. Where design standards for retaining walls are not specifically stated in the PUD designation, the Planning Director shall determine the design standards that apply in accordance with Section 3505.01.