



# Single-Family Residential Fencing

## OVERVIEW

This handout addresses some of the most frequently asked fencing questions.

## BUILDING PERMITS

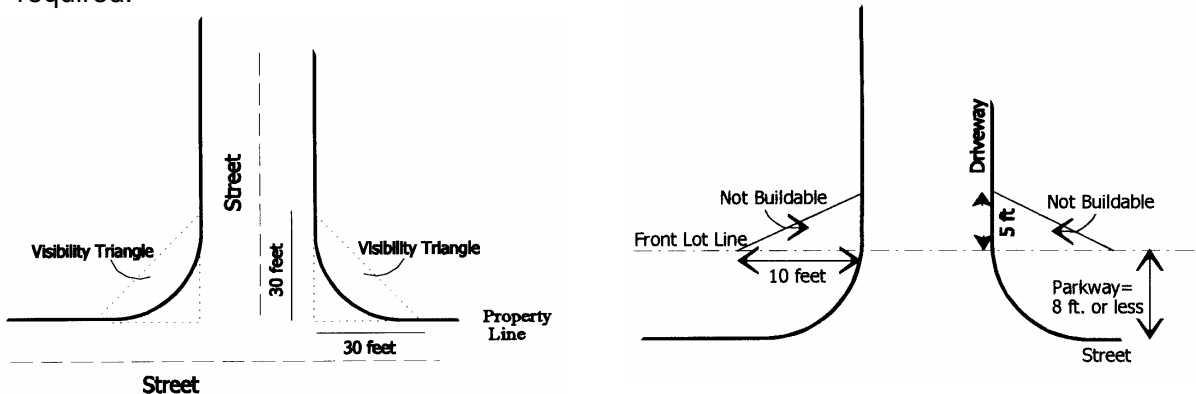
Building permits are required for fences over six feet tall (measured from natural grade). Fences are required to comply with all applicable regulations even if a permit is not required. Also, you should ensure that your fence is sturdy enough to withstand our high winds.

## SETBACKS FROM PROPERTY LINES

Fences can be placed on your property line, unless the fence impacts intersection and driveway visibility. We recommend that you carefully verify the location of your property line prior to fence installation. If you cannot locate property pins we recommend obtaining the assistance of a surveyor.

## INTERSECTION AND DRIVEWAY VISIBILITY

Maintaining sight visibility at driveways and street intersections protects pedestrian and vehicular safety. For this reason, fences that are three feet or taller are not permitted in "sight visibility triangles" as shown below. In some cases greater visibility may be required.



## SETBACKS FROM WETLANDS, RIVERS, AND STREAMS

Fences are not permitted in required setbacks from wetlands, rivers, or streams.

## UTILITY EASEMENTS

Fencing is permitted in utility easements; however, if access is needed to the easement the utility provider or property owner accessing the easement may remove the fence and is not required to compensate the property owner for the fence or to replace the fence.

## **FENCING MATERIALS AND DESIGN**

Barbed-wire and similar fence materials may only be used in conjunction with a permitted agricultural use or in conjunction with the permitted keeping of horses or livestock.

All fencing shall be finished on all sides that are visible from off the property.

When considering wrought-iron fencing, staff recommends ensuring that the gaps between the railings are narrow enough that young wildlife, such as fawns, cannot place their heads through the gaps and become trapped. Staff also recommends avoiding iron railings with pointed caps that could spear young wildlife as they attempt to jump over the fence.

## **FENCING AND WILDLIFE**

*These requirements apply to fencing located in mapped wildlife habitat areas.*

No fencing on a site containing important wildlife habitat shall exceed forty inches in height, except to the extent that such fencing is approved by Staff to confine permitted domestic animals or to protect permitted ornamental landscaping or gardens.

Fences higher than forty inches may be allowed if adequate openings are provided for the passage of deer, elk, or other identified wildlife. These openings shall be at least six feet wide and spaced a maximum of fifty feet apart along continuous fence lines exceeding this length.

No fencing using barbed wire shall be allowed.

## **LANDSCAPING REQUIRED WITH FENCING**

### ***Fences Adjacent to Roads***

Where opaque or solid fencing will abut a public road, it shall be screened from the road. Breaks in the screening shall be created and changes in fence setbacks, heights, or materials shall also be utilized to provide visual diversity. Also, where opaque or solid fencing continues for more than forty feet of street frontage, a minimum of one evergreen tree and three shrubs shall be planted on the outer or public side of the fence for each forty linear feet of fence.

### ***Fences Adjacent to Zoning District Buffers***

A zoning district buffer exists when a single-family residential zoning district abuts a non-residential or multi-family residential zoning district. Where opaque or solid fencing continues for more than forty feet along a zoning district buffer, a minimum of eight evergreen trees and eleven shrubs shall be planted on the outer or public side of the fence for each one-hundred linear feet of fence.

---

**Note:** Much of this information was summarized from Estes Valley Development Code Section 7.5.H *Fences and Walls*, Section 7.8.G.1.c *Fencing*, and Appendix D.IV. *Intersection and Driveway Visibility*. These regulations can be accessed online at [www.estesnet.com/comdev/devcode/](http://www.estesnet.com/comdev/devcode/).