



# City of Englewood Community Development Department Fence Requirements

## **When are fence permits required?**

Fence permits are required when a new fence is being constructed, or when more than 25 feet of an existing fence is being replaced. Permit applications may be submitted to the Building Department.

## **If I have an existing fence, can I build a new one in the same location?**

All new fence construction must comply with Section 16-6-6 of the Unified Development Code (UDC). If your existing fence meets these requirements then you may reconstruct your new fence in the same location. If your existing fence does not meet the requirements of the UDC, you must construct the new fence to comply with the UDC. Either way, a fence permit is required for any new fence, or for replacing more than 25 feet of existing fence.

## **Do I need to submit a Site Plan?**

Yes. Site Plan review and approval is required for any substantial alterations or expansions of a fence, wall, or visual barrier. "Substantial alternation or expansion" means either (1) the replacement of all of an existing fence/wall/visual barrier, or (2) complex repairs to an existing fence/wall/visual barrier, including but not limited to, relocation of a gate, replacement of more than 25 feet of existing fence, or replacement of all fence pickets. "Complex repair" would typically not include simple repairs such as replacement of individual pickets, replacement of posts, or painting/staining a fence.

## **What types of materials can I use?**

Most fences are constructed from wood, metal, vinyl or composite materials. Decorative materials, including but not limited to tile or glass block, may be incorporated into the design of permitted classes of fences and walls. Refer to Table 16-6-6.1 in the Unified Development Code for more details.

## **How tall can I build my fence?**

In most residential zone districts, fences in front yards can be no taller than three (3) feet for solid fences, or four (4) feet for "open" fences. In side and rear yards (behind the front edge of your house), most fences can be up to six (6) feet

tall. (Fences in Industrial zone districts may be up to twelve (12) feet tall.)

**How do I measure fence height?**

- a. When a fence is erected on top of a retaining wall, the height of the fence shall be measured from the top of the retaining wall to the top of the fence.
- b. When a fence is erected on a wall that is part of, or integral to the fence construction, the entire structure shall be considered a Class 6 fence and shall comply with Class 6 fence height requirement.
- c. When a fence is erected on the ground, measurement will be taken from the ground to the top of the fence on the inside of the fence.

<b>TABLE 16-6-6.1: CLASSIFICATION OF FENCES, WALLS AND VISUAL BARRIERS</b>		
<b>Class</b>	<b>Style</b>	<b>Permitted Materials</b>
Class 1	Masonry	Brick, stone, concrete, block, or other similar material
Class 2	Decorative metal	Metal, such as cast iron, galvanized steel, aluminum or other metal fencing materials
Class 3	Chain link	Steel or aluminum
Class 4	Wood	Material rated for exterior fence use

<b>TABLE 16-6-6.1: CLASSIFICATION OF FENCES, WALLS AND VISUAL BARRIERS</b>		
<b>Class</b>	<b>Style</b>	<b>Permitted Materials</b>
Class 5	Alternative	Vinyl, plastic, or composite fence products designed specifically for fencing purposes and that mimic the high-quality materials in Class 1, Class 2, or Class 4, but not including chicken wire, snow fences, chain link with plastic slats, plastic weaving, and other similar materials.
Class 6	Combination	Combination fences shall be fence/wall/vegetation consisting of two or more permitted materials
Class 7	Woven Wire	Steel or aluminum

**Do I need to maintain my fence?**

Yes. All fences, walls, and visual barriers shall be kept in a state of good repair. Fences that are not maintained in a good state of repair are in violation of the Unified Development Code and may result in citations and/or fines.

**Where can I place my fence?**

Your fence must be on your own property. You are responsible for determining the location of your

property lines. If you are not certain about the location of the property line you may want to hire a professional land surveyor. In most cases, you can put your fence along your property boundary. The allowed height, design and materials of your fence will depend on the chart below. It shall be unlawful for any person to erect a fence or for any property owner to allow a person to erect a fence that does not conform to the standards in this Section and the standards or all zoned districts, as described in Tables 16-6-6.3, 16-6-6.4, and 16-6-6.5 below:

Residential Districts:

<b>TABLE 16-6-6.2: FENCE, WALL AND VISUAL BARRIER STANDARDS FOR RESIDENTIAL DISTRICTS</b>				
<b>Zone District</b>	<b>Fence Location</b>	<b>Permitted Fence Class</b>	<b>Permitted Maximum Height (in feet)</b>	<b>Additional Requirements or Comments</b>
R-1-A R-1-B R-1-C R-2-A R-2-B	FRONT SETBACK: a. Solid Construction	1, 4	3	<ul style="list-style-type: none"> <li>Fences in a front yard shall not interfere with a required sight distance triangle.</li> </ul>
	b. Open Construction	2, 3, 4, 5, 6	4	
R-3-A R-3-B	FRONT SETBACK: a. Solid Construction	1, 4	3	
	b. Open Construction: i. Residential	2, 3, 4, 5, 6	4	
	ii. Nonresidential	1, 2 4, 5, 6	6 4	<ul style="list-style-type: none"> <li>Fences in a side yard shall not interfere with a required sight distance triangle.</li> <li>Side yard fences shall not obstruct visibility at the intersection of an alley with a street.</li> </ul>
R-1-A R-1-B R-1-C R-2-A, R-2-B, R-3-A, R-3-B	SIDE SETBACK/FENCES BEHIND THE FRONT SETBACK LINE: Solid and/or Open Construction	1, 2, 3, 4, 5, 6	6, except as noted in Additional Requirements	

<b>TABLE 16-6-6.2: FENCE, WALL AND VISUAL BARRIER STANDARDS FOR RESIDENTIAL DISTRICTS</b>				
<b>Zone District</b>	<b>Fence Location</b>	<b>Permitted Fence Class</b>	<b>Permitted Maximum Height (in feet)</b>	<b>Additional Requirements or Comments</b>
R-1-A R-1-B R-1-C R-2-A, R-2-B, R-3-A, R-3-B	REAR SETBACK: Solid and/or Open Construction	1, 2, 3, 4, 5, 6	6, except as noted in Additional Requirements	<ul style="list-style-type: none"> <li>Rear yard fences shall not obstruct visibility at the intersection of the alley with a street.</li> </ul>

Business Districts:

<b>TABLE 16-6-6.3: FENCE, WALL AND VISUAL BARRIER STANDARDS FOR BUSINESS DISTRICTS</b>				
<b>Zone District</b>	<b>Fence Location</b>	<b>Permitted Fence Class</b>	<b>Permitted Maximum Height (in feet)</b>	<b>Additional Requirements or Comments</b>
MU-B-1, MU-B-2, TSA	AREA WITHIN 15 FEET OF FRONT PROPERTY LINE:			<ul style="list-style-type: none"> <li>A combination fence may be permitted where a solid masonry base shall have a maximum height of three (3) feet, and decorative metal material built on top of that base shall have a maximum height of three (3) feet and shall be at least 75% open.</li> <li>Six (6) feet six (6) inches for Class 1 posts/pillars set no closer than five (5) feet on center shall be permitted.</li> </ul>
	a. Solid Construction	1, 4, 5	3	
	b. Open Construction	1, 2, 4, 5	3	
		2	6	
AREA BEYOND 15 FEET OF FRONT PROPERTY LINE	1, 2, 3, 4, 5, 6, 7	6	Rear and side fences shall not obstruct visibility at the intersection of the alley with a street.	

Industrial Districts:

<b>TABLE 16-6-6.4: FENCE, WALL AND VISUAL BARRIER STANDARDS FOR INDUSTRIAL DISTRICTS</b>				
<b>Zone District</b>	<b>Fence Location</b>	<b>Permitted Fence Class</b>	<b>Permitted Maximum Height (in feet)</b>	<b>Additional Requirements or Comments</b>
I-1, I-2	FRONT YARD: Solid and/or Open Construction	1, 2, 3, 4, 5, 6, or 7	12	
	SIDE YARD: Solid and/or Open construction	1, 2, 3, 4, 5, 6, or 7	12	<ul style="list-style-type: none"> <li>Side Yard fences shall not obstruct visibility at the intersection of the alley with a street.</li> </ul>
	REAR YARD: Solid and/or Open Construction	1, 2, 3, 4, 5, 6, or 7	12	<ul style="list-style-type: none"> <li>Rear Yard fences shall not obstruct visibility at the intersection of the alley with a street.</li> </ul>

**Can I have a Barbed Wire Fence?**

Barbed wire or other dangerously sharp fence materials are allowed only in industrial zone districts. Barbed wire fences are prohibited in the following zone districts:

- (a) Any residential, TSA, or business zone district.
- (b) Within any yard area of a property within an Industrial zone district that abuts or adjoins property in a non-industrial zone district.

Where allowed, barbed wire or similar materials may be erected on permitted fences provided the wire or material is installed at least six (6) feet above grade and does not exceed the permitted fence height.

**Can I have an Electric Fence?**

No. Electrically charged fences are prohibited in all zone districts.

**Can I have lighting on fences or walls?**

Yes, but lighting must be fully shielded and downcast so that light is directed onto your property and not toward your neighbors or the street. Light fixtures should have solid walls to direct light downward and not towards the eyes of pedestrians or drivers. Light levels should not be excessive. The use of motion sensors are encouraged, rather than leaving lights on all night. Electrical permits are required for new wiring.

**What are there fence requirements for Swimming Pools?**

Please refer to Section 8-3A-7 of the Englewood Municipal Code for regulations on fences for Swimming Pools.

**Can I have Temporary Fences?**

Temporary fences are allowed for construction sites or similar purpose and shall comply with requirements of the Building Code adopted by the City. Temporary fences are not allowed for residential uses.

**Are Fences allowed in Easements?**

Fences may be permitted within easements if the fence does not interfere with the purpose of the easement. (Example: A fence within a "Utility Easement" must still allow use of the area for utilities, and access for installing and maintaining utilities.) However, the City shall not be responsible for the repair or replacement of fences that must be removed to access such easements.

**What about Visibility/Sight Distance?**

Fences must be located so that they do not block the view of drivers from other traffic and pedestrians. This is a particular

concern at corner properties, and where driveways intersect with streets and alleys. The City Traffic Engineer shall determine compliance with sight distance standards in connection with all permit applications and shall be authorized to vary these standards depending on site conditions. Please see Section 16-6-6 of the Unified Development Code for details on sight distance triangles.

**What can be placed in the Street/Street intersection Sight Distance Triangle?**

No fence, wall, or other visual barrier over three (3) feet height above the street grade shall be erected, placed, planted, or allowed to grow that obstructs the view of pedestrians on the sidewalk or obstructs the traffic vision at intersections. The City Traffic Engineer shall determine street/street intersection sight distance triangle requirements based on site conditions

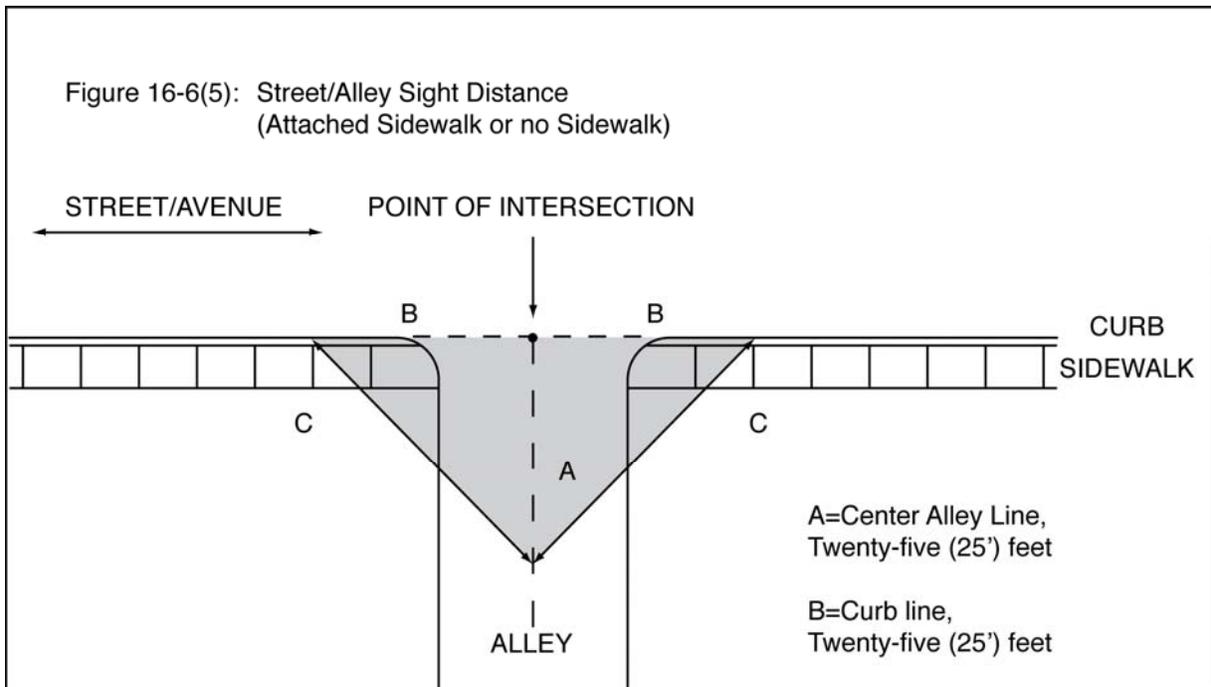
**What can be placed in the Street/Alley Sight Distance Triangle?**

No visual obstruction over three (3) feet in height above grade shall be permitted within the twenty-five (25) feet sight distance triangle created at the intersection of an alley and street. Said triangle is measured from a point where the curb line and the center line of the alley meet. The distance from this point shall be twenty-five feet along the street curb line ("B") and twenty-five feet along the alley center line ("A"). The third side of the triangle ("C") connects these two sides, creating the sight distance triangle. Figure 16-6(5) shall be used to determine cross-corner visibility at streets and alleys.

**Please see the following Sight Distance diagrams**

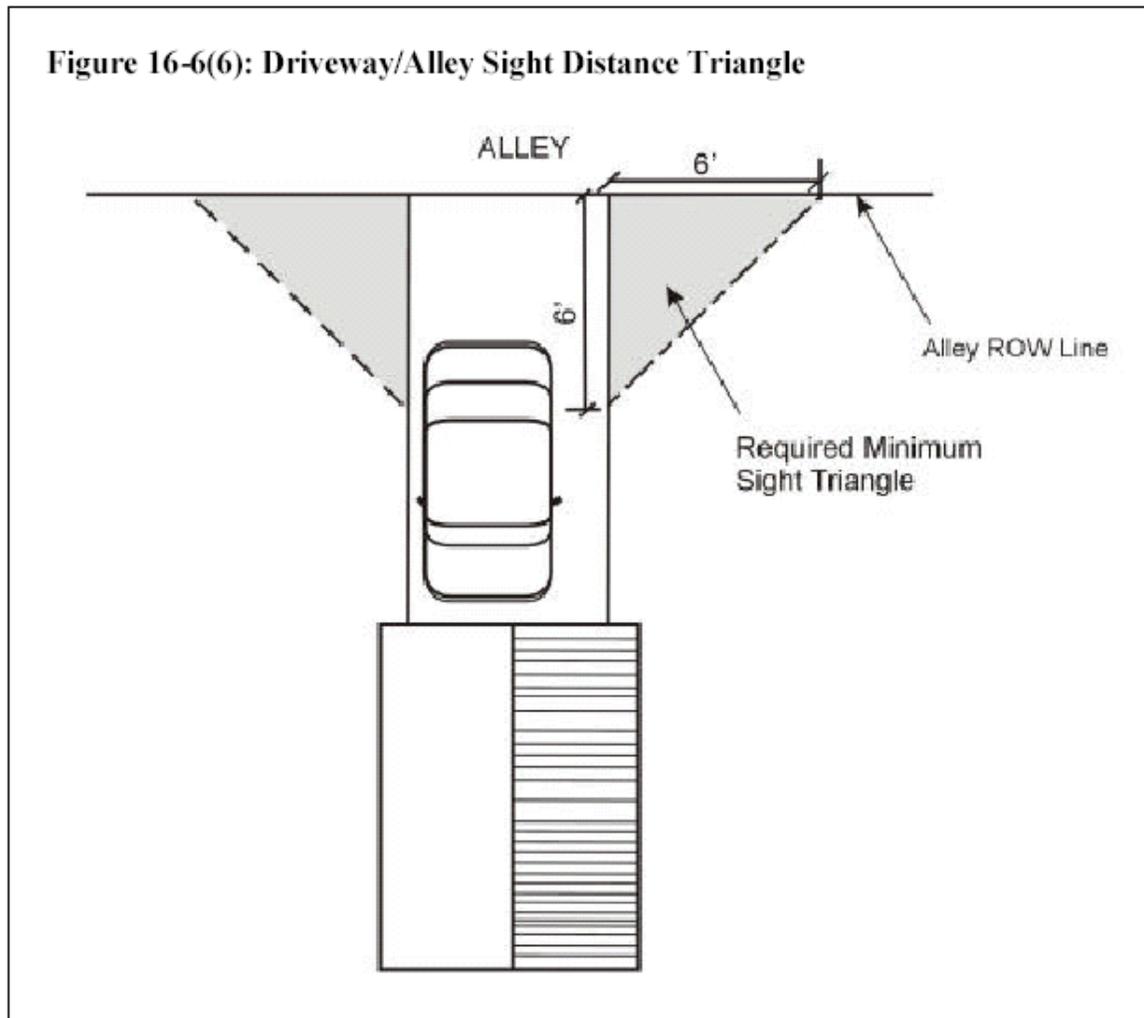
### Street/Alley Sight Distance Triangle

No visual obstruction over three (3) feet in height above the street grade shall be permitted within the twenty-five (25) foot sight distance triangle created at the intersection of an alley and street. Said triangle is measured from a point where the curb line and the center line of the alley meet. The distance from this point shall be twenty-five feet along the street curb line ("B") and twenty-five feet along the alley center line ("A"). The third side of the triangle ("C") connects these two sides, creating the sight distance triangle. Figure 16-6(5) shall be used to determine cross-corner visibility at streets and alleys.



## Garage Entrance/Alley Sight Distance Triangle

No visual obstruction over three (3) feet in height above the alley grade shall be permitted within the six (6) feet sight distance triangle created at the intersection of a garage entrance and alley. Figure 16-6(6) shall be used to determine the visibility at driveways and alleys.



### Driveway/Street Sight Distance Triangle

No visual obstruction over three (3) feet in height above the street grade shall be permitted within the ten (10) feet sight distance triangle created at the intersection of a driveway and street. Figure 16-6(7) shall be used to determine the visibility at driveways and residential streets. When no sidewalk exists, the sight triangle shall be determined by the City Traffic Engineer.

