



FENCE REGULATIONS

Fence regulations can be found in Section 11-4-7(I) of the City of Northglenn Unified Development Ordinance. A building permit is required for a fence or any screen not exclusively consisting of plant material more than 30 inches in height, or for any retaining wall more than 48 inches in height.

If a permit is required, please submit plans, drawn to scale, showing the proposed construction of the fence including:

1. Location (Site Plan)
2. Height
3. Material

Location

- It is highly recommended to work in cooperation with your neighbor for fences on a common property line prior to construction. It may be necessary to have your property surveyed by a licensed surveyor to identify and mark property lines to avoid disputes in the future.
- Fences cannot block public access to the water meter, generally located near the front sidewalk.

Materials & Design

- Allowable materials include:
 - Natural stone
 - Brick
 - Stucco
 - Wood
 - Plastic and vinyl (if manufactured for the purpose of fencing)
 - Decorative concrete block
 - Metal (such as wrought iron)
 - Chain link (except along arterial roads).
- Prohibited materials include:
 - Chicken wire (if along property perimeter)
 - Chain link (on frontages facing an arterial road, see above)
 - Plywood
 - Corrugated metal
 - Barbed wire (unless approved by the Director)
 - Electrically charged fences (except in Agricultural zones)
- Front yard fences must be a minimum of 50% transparent (except in Industrial and Public Facilities zones), meaning spaces between fence panels must be at least the width of the panels themselves.
- Fences along arterial roads (if a City of Northglenn fence does not already exist) must be at least 6 ft. height and be a solid privacy fence. These roads are:
 - 120th Avenue
 - 112th Avenue (east of Washington Street and west of Huron Street)
 - 104th Avenue
 - Huron Street
 - Washington Street

Height of Fences, Screens and Hedges

- Maximum Height of any fence or screen cannot exceed 8 ft. in the side or rear of a property.
- Maximum height of any fence or screen cannot exceed 42 inches in front yard area.

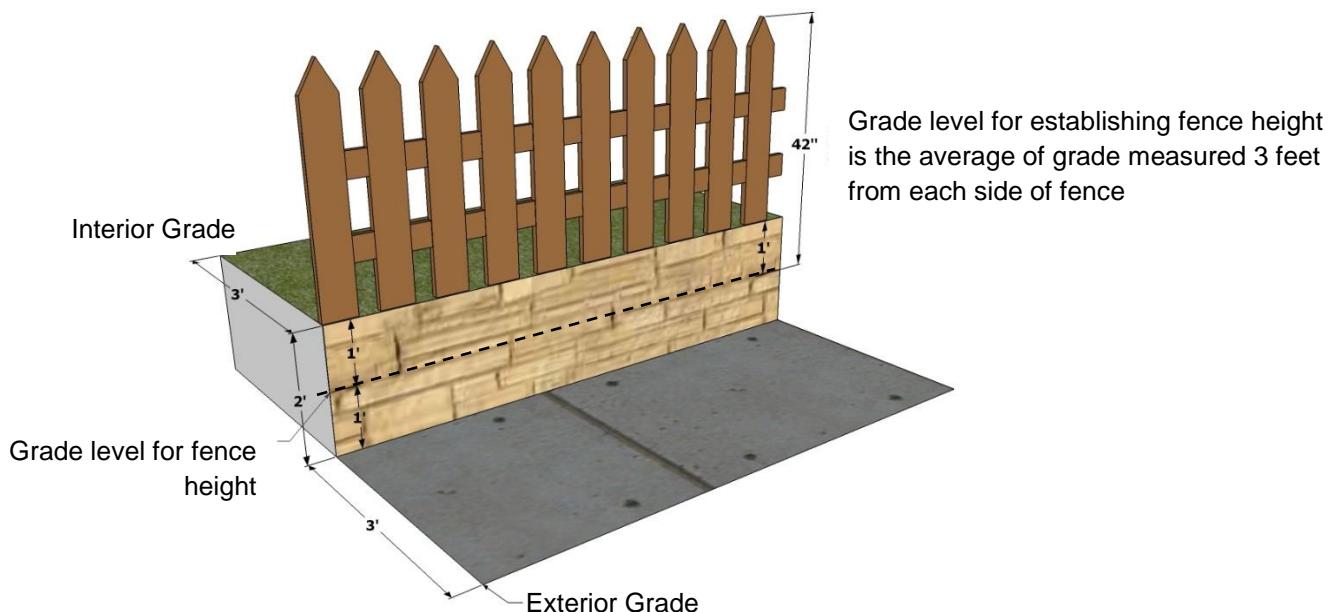


- Fences in excess of 30 inches on corner lots must adhere to vision triangle restrictions from the intersecting streets (residential driveways exempted).

Leg A Distance

	Leg B / Leg A	Driveway	Local	Collector	Arterial
		Leg B / Leg A			
Leg B Distance	Driveway	15 feet / 15 feet	15 feet / 15 feet	15 feet / 35 feet	15 feet / 50 feet
	Local	15 feet / 15 feet	15 feet / 15 feet	15 feet / 35 feet	15 feet / 50 feet
	Collector	35 feet / 15 feet	35 feet / 15 feet	35 feet / 35 feet	35 feet / 50 feet
	Arterial	50 feet / 15 feet	50 feet / 15 feet	50 feet / 35 feet	50 feet / 50 feet

- For fences on a retaining wall or raised bed, the maximum height is measured from the average of the grade 3 ft. away from each side of the fence. Maximum height of retaining wall is 6 ft.





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ADDITIONAL REQUIREMENTS FOR MULTIFAMILY AND NON-RESIDENTIAL PROPERTIES

Commercial and Industrial Fences

- Front yard fences are prohibited in commercial zone districts.
- Fences or screens up to 8 ft. in height are allowed in the front setback area in industrial zones when approved by the Planning Commission.

Required Screening

- All required screening must incorporate the primary materials and colors of the principal building of the site unless is provided by approved landscaping.
- Parking Areas
 - Parking areas of more than 6 spaces are required to protect adjacent residential uses. Minimum height is 6 ft. and can be provided as a privacy fence, landscaping, or a combination of both.
- Mechanical Equipment
 - Building support equipment such as air conditioning and heating devices require screening from abutting streets and properties.
 - Methods for screening equipment include landscaping or privacy fencing at ground level, or parapet or other architectural feature for roof-mounted equipment.
- Refuse Areas
 - Shall be screened by solid wall or fence at least 6 ft. in height and from all four sides with a gate or recessed opening.
 - These areas should be located where not visible from public streets or adjacent uses to the maximum extent practicable.
- Outdoor Storage
 - When adjacent to residential zones and uses, outside storage must be screened from view with a minimum 6 ft. privacy fence or screen.
 - Materials stored inside the fenced area should not protrude above the fence.
- Loading Areas
 - Loading activity area should be screened from view at ground level.