

FENCES & SIGHT TRIANGLE

ZONING CODE REGULATIONS

The following information applies to **all fences, walls, hedges, and similar divisional structures** installed on private property in the City of Wheat Ridge. The following information is a summary of section 26-603 of the municipal code and may not address all situations.

Fences or divisional walls may be constructed on private property up to or on a property line. Please note that the City does not maintain lot line information; it is an owner's responsibility to locate property lines.

PLEASE NOTE: Even if a building permit is not required for your fence, wall, or hedge, it is the property owner's responsibility to install these improvements in accordance with city code. Please contact the Community Development Department to ensure your proposed fence, wall, or hedge conforms to the code.

Building Permits

A building permit is not generally required for residential fences up to 6 feet tall, but the fence must still meet zoning code requirements. If your fence or wall is in the floodplain, a permit *will* be required.

Permits are *required* for the following:

- Enclosing swimming pools or new pool + fence
- Screening trash storage areas (zoning permit only)
- Where attached to commercial buildings
- Retaining walls 4 feet or taller
- In a floodplain (requires floodplain and building permits)

Materials

Permitted material for fences and divisional walls include:

- Wood (e.g. pickets or split rail)
- Landscaped hedge
- Masonry wall
- Ornamental iron
- Chain link (up to 4 feet in a front yard)

Barbed wire fences are not generally permitted on residential or commercial properties. If barbed wire is proposed for the keeping of large animals, please contact the Community Development Department for additional regulations.

For Questions

Please contact the Community Development Department for specific regulations or to ensure that your proposed fence, wall, or hedge conforms to the code:

City of Wheat Ridge Community Development Department
7500 W. 29th Avenue · Wheat Ridge, CO · 80033
Phone: 303-235-2846 · www.ci.wheatridge.co.us

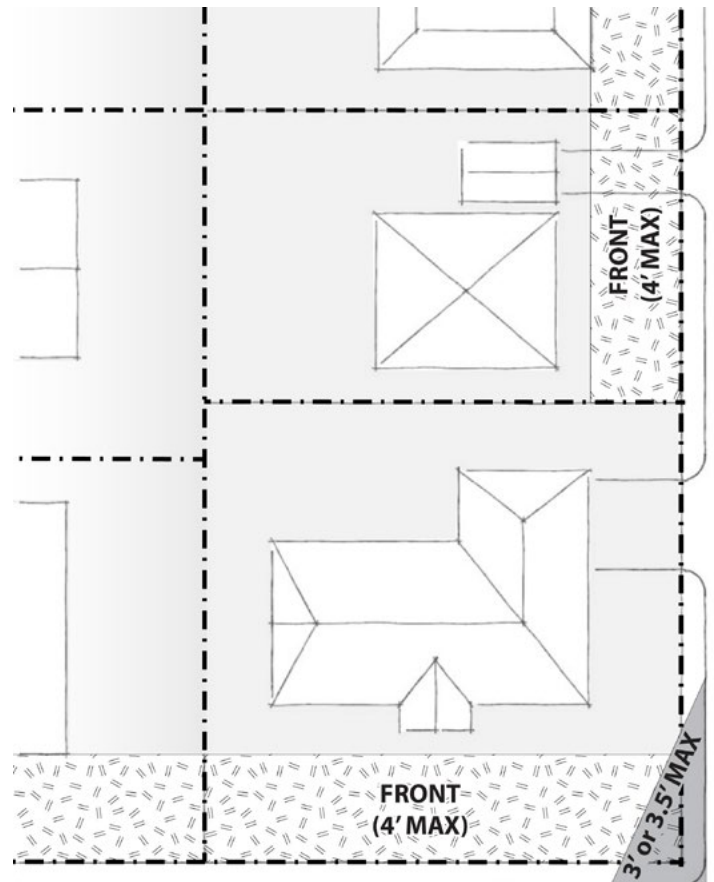
Height Limits




Maximum height depends on the proposed location of a fence, wall, or hedge. Height is generally limited to:

- 4 feet in a front yard
- 6 feet in a side or rear yard
- 3 or 3 ½ feet in a sight distance triangle

Some exceptions are permitted for decorative, open-type fences (such as wrought iron) and for posts or column caps.

The image below illustrates height limits for fences on a typical residential block. The width of a front yard is different in each zone district. Please contact the Community Development Department for help determining your zoning, the location of your "front yard," and the location of any sight triangle that may affect your property.



-  Sight distance triangle, max height 3 or 3 ½ feet
-  Front yard, max height 4 feet
-  Side or rear yard, max height 6 feet

A **sight distance triangle** is the area at the intersection of two streets, the intersection of a driveway and a street, or the intersection of an alley and a street. In this triangular area, a clear zone must be maintained to minimize obstructions to view. This **can affect the permitted height and location for improvements** such as fences, buildings, landscaping, or signs.

The following information is a summary of section 26-603.B of the municipal code and may not address all situations. Please contact the Community Development Department for specific regulations or to confirm how a sight triangle may affect your property.

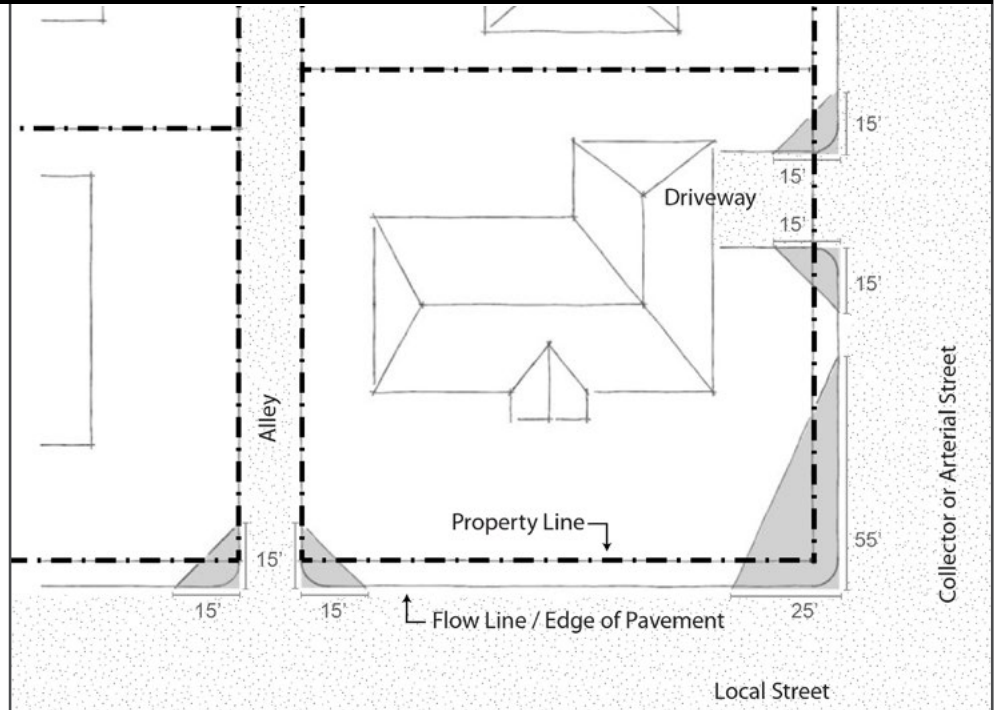
Sight Distance Triangle

The sight triangle is measured along the curb and gutter flow line (at the base of the curb). If no curb exists, measure along the edge of pavement.

For **corner lots**, the size of the sight triangle is based on the type of street involved: **55 feet** for arterial or collector streets and **25 feet** for local or private streets.

For **alleys or driveways**, both legs of the triangle are **15 feet**.

Driveways for single- and two-unit homes on local streets are exempt from sight triangle requirements.

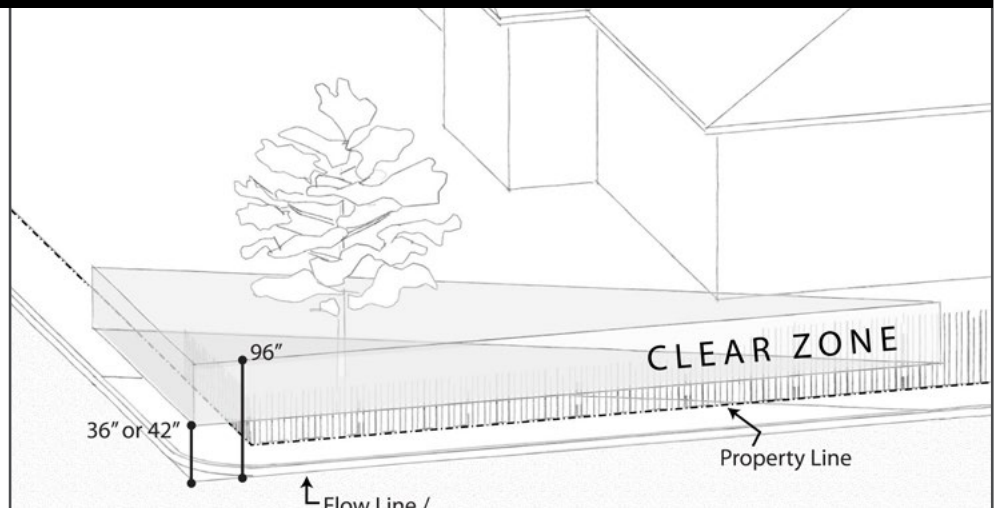


Clear Zone

The vertical clear zone is the area above the sight triangle that needs to be free of obstructions. This can affect the height of fences, landscaping, and tree limbs.

The **lower limit** depends on the classification of the adjacent streets. For sight triangles that include a collector or arterial street the lower limit of the clear zone is 36 inches. In other instances, the lower limit is 42 inches.

The **upper limit** is 96 inches or 8 feet.



For Questions

Please contact the Community Development Department to determine which regulations apply to your property. Staff can review your proposal and determine the classification of streets that are adjacent to your property.

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