

## Fences

### Building Guides

Building Inspection  
385 Kimbark St  
303-651-8332



### General Permit Information

A building permit is required anytime there is an addition, alteration, repair or demolition to the main structure or accessory structure on a lot or parcel.

Replacing one type of fencing with another type, such as changing a chain link fence to a wood privacy fence, requires a permit. Replacing more than 50% of an existing fence, which has deteriorated to the extent of needing repair with the same type of fencing material at the same location at the same height, also requires a permit. A fence not located on a property line such as one installed around a patio for privacy, does not need a permit.

The issuance of permits and subsequent inspections of the work performed ensures that all construction in the city is safe and in compliance with the City of Longmont Land Development Code. The primary purpose of the code is to ensure a safe and healthy environment for the citizens of Longmont.

Permits are reviewed and issued at the Building Inspection Division office located at the Civic Center Complex, 350 Kimbark St. The office is open from 8:00 AM to 5:00 PM Monday, Wednesday and Friday. It is also open from 7:45 AM to 6:00 PM on Tuesday and Thursday. Call (303) 651-8332 for information.

As a homeowner you can act as your own contractor and work on the property where you reside without a contractor's license. You may subcontract parts of a project. Anyone you hire, however, must be insured and licensed with the City of Longmont. In additions, you are responsible for obtaining inspections and written approvals on the permit card. *Exception: electricians and plumbers are also licensed with the state and electricians must pull a permits for all work they do.*

## Fences

### Permit Application

Please submit the following to apply for a Building Permit to construct a fence:

- ⇒ Permit application form.
- ⇒ Improvement Location Certificate (ILC) of your lot. Please show all setbacks and fence location dimensions.

The Permit application form is attached to this handout. It may be picked up at the Building Inspection front counter located at the Civic Center, 350 Kimbark. You may download a copy from our Web Site ([http://www.ci.longmont.co.us/bldginsp/permit\\_guides/permit\\_app/fence\\_prmt.pdf](http://www.ci.longmont.co.us/bldginsp/permit_guides/permit_app/fence_prmt.pdf)) or call Building Inspection at (303) 651-8332 to request a copy to be mailed to you.

### Calling for Inspections

Requests for inspections are recorded on the Automated Inspection Line by dialing (303) 774-4595. Inspections are usually made on the following day. It is NOT necessary for you to be home.

*No inspection will be made on subcontracted work done by an unlicensed subcontractor.*

#### **Please Note:**

- ⇒ **INSTALLER'S RESPONSIBILITY:** It is the fence installer's responsibility to know and abide by the relevant provisions of the plat for the property and Longmont's adopted building codes and the adopted amendments.
- ⇒ **PROPERTY OWNER'S RESPONSIBILITY:** It is the property owner's responsibility to be aware of any rule or standard as part of a home owners' association that may affect the fence construction.
- ⇒ **NOISE:** Section 15.05.160.B3.d states (in part): "No person shall use any mechanical apparatus operated by fuel or electric power in building or construction between the hours of 7:00 PM and 7:00 am Monday through Saturday or before 9:00 am on Sunday, within a residential area."
- ⇒ **CONSTRUCTION DEBRIS & TRASH:** Section 9.04 of the Longmont Municipal Code requires debris and trash be contained on the job site.
- ⇒ **BEFORE DIGGING:** ALWAYS call the Utility Information Center at 1-800-922-1987 to locate underground utility lines. Allow 3 working days for the lines to be located and marked.
- ⇒ **CAUTION:** If you do work, or have any work done without obtaining a permit, you could be incurring liability in the event of a fire or accident related to the work. In some circumstances, your insurance could be invalidated.

# Fences

## General Information

### Plot Plan

Show all setbacks and fence location dimensions. Show the property lines and dimensions in relationship to your home and the proposed location of the fence.

Please fill in the backside of the Permit Application with the following required information or attach a separate sheet of paper to your application:

- ⇒ North Arrow.
- ⇒ Property Address.
- ⇒ Property owner's name.
- ⇒ Lot dimensions.
- ⇒ Easements, right-of-ways and adjoining street name(s).
- ⇒ Curb cuts, paving, parking and sidewalk locations.
- ⇒ Location of fence, house, detached garages and sheds. Show dimensions and distances to property lines.
- ⇒ Location of water, sewer, electric and gas meters, (fence not to block access).
- ⇒ Drainage pattern (fence not to interfere).

### Specific Information For Fence Construction

Please be aware that all fencing must be built to code as far as setbacks, and required yards are concerned, which means that there may be some locations on the property where a privacy fence would not be allowed to be constructed.

### Front Yard Fences On Individual Lots Or Parcels

Fences, barriers, walls, or other obstructions shall not be placed or constructed in the front yard of a lot between the front lot line and any portion of the front facade of the building unless they comply with the following criteria:

- ⇒ The fence or wall is at least fifty (50) percent transparent (not opaque) and does not exceed forty-two (42) inches in height; or
- ⇒ In the front yard of one- or two family dwellings, the fence is an open style that is at least fifty (50) percent transparent and does not exceed forty-two (42) inches in height.
- ⇒ All fences shall have the finished (smooth) side facing the public right-of-way, common open space, or other public areas, as applicable.
- ⇒ Chain-link or other woven-wire fences are prohibited in the front yard of a lot or parcel located in a residential zoning district, except for temporary chain-link/woven-wire fences used during construction and replacement of existing (non-conforming) fences.

### Height Limits

Except as stated or limited in chapter 15.05 of the Longmont Land Development Code, the maximum height for fences and walls shall be six (6) feet for fences/walls located on residential property and eight (8) feet for all other fences and walls.

(Continued on page 4)

# Fences

## Zone District Setback Requirements

Zone District		
	Estate	Residential
	E1, E2	R1, R2, R3, RLE
Front Yard	30'	20'

PLEASE NOTE: If the property is in a Planned Unit Development District (PUD) the Setbacks are as specified on the Plat Map for the development. You may call Building Inspection for setback information.

### Wood Species

Any species of wood may be used for fencing above ground provided that any wood in contact with concrete or earth should be either pressure treated or having natural resistance to decay. Fences constructed of barbed wire, tin or sheet metal, or partly of any of those materials, are prohibited in all zone districts.

### Posts

Embedded in the concrete or earth a minimum of 24" deep and 8' maximum apart. Posts are 4" X 4" or larger. Redwood, Cedar or pressure treated lumber is suggested.

### Utilities

Electric meters located on the front 1/4<sup>th</sup> of the house may not be fenced in. Fences should not block entry to meter locations or fire hydrants or be constructed in easements where periodic access for maintenance or drainage precludes blocking.

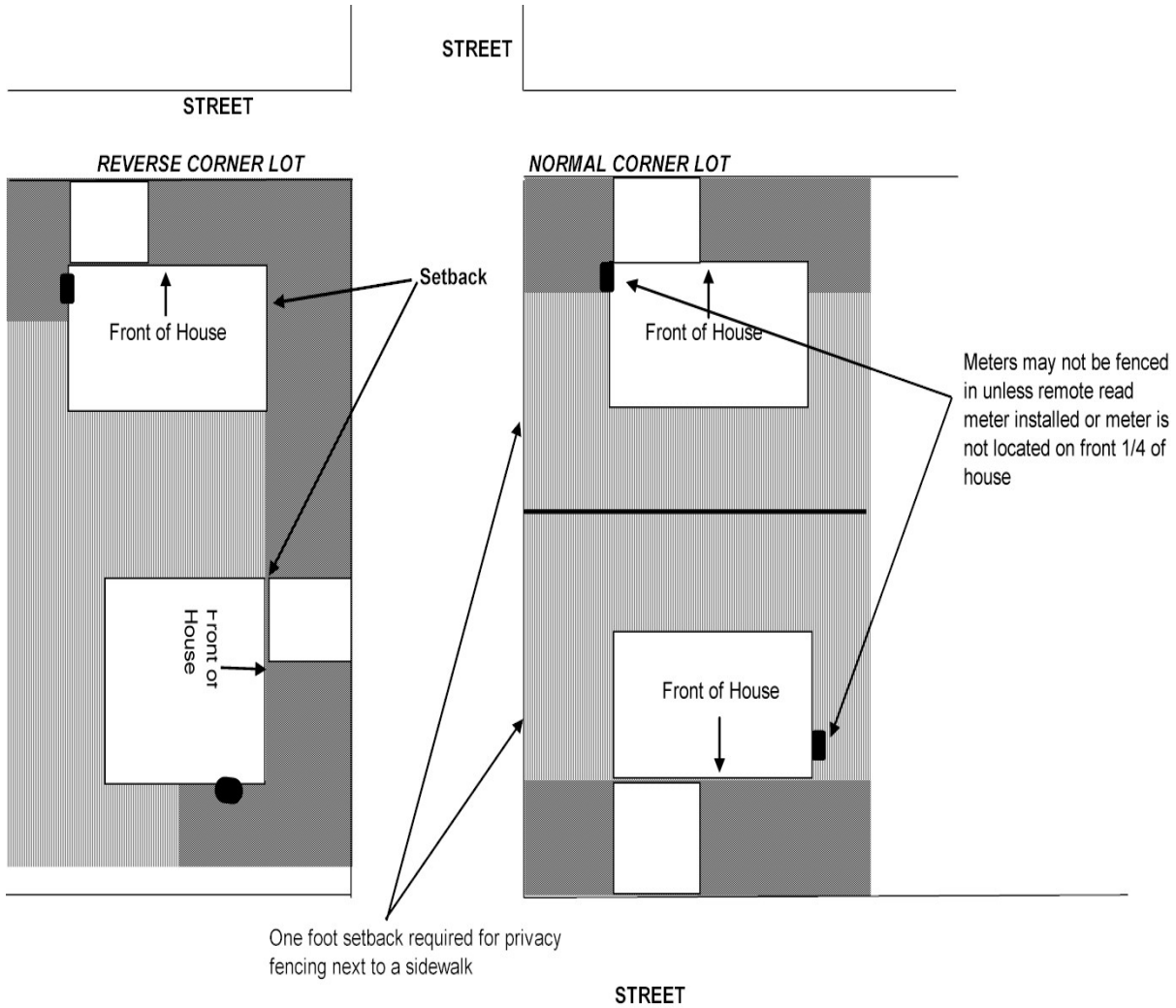
### Reverse Corner Lots—Street Line Fences


On any reverse corner lot in any residential zone, no fence, barrier, wall or other obstruction shall be placed or constructed between the street right-of-way line and the front setback line of the adjacent lot fronting on such street, except for the following:


1. The fence or wall shall be not less than fifty percent transparent;
2. The fence or wall shall not exceed forty-two inches in height;
3. The fence or wall shall be located outside the right-of-way and set back a minimum of one foot from any sidewalk along the street;
4. Gates in the fence or wall shall open toward the yard, rather than the sidewalk; and
5. The fence or wall shall comply with city sight distance requirements.

See example page 5.

# Fences



 Areas where fencing cannot exceed 42" in height and also must be at least 50% open structure (split rail, picket)

 Areas that may be fenced with a solid privacy fence up to 6' in height—unless PUD restrictions are different

**PLEASE NOTE:**

- ⇒ Fences must be erected on the property that the permit is issued for.
- ⇒ Property Owners are responsible for locating property lines, the City does not provide this service.

# Fences

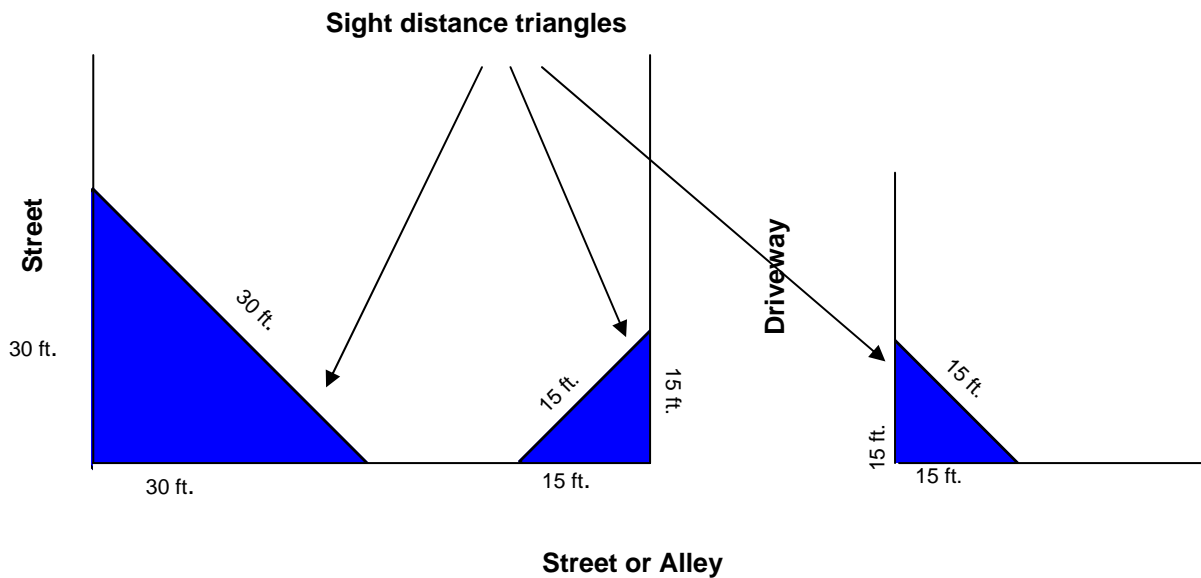
## Sight Distance Triangle

Fences shall not interfere with the public safety, and shall not interfere with the safe movement of motor vehicles, bicycles, or pedestrians. In order to preserve sight distance an unobstructed view shall be maintained within the triangular sight distance area on your property.

The triangular sight distance area is measured as follows:

- ⇒ At the *intersection of two streets, or where a street intersects an alley*: a triangle defined by measuring thirty feet in length along each curb or edge of roadway from their point of intersection, the third side being a diagonal line connecting the first two.
- ⇒ At the *intersection of the street and a driveway*: a triangle defined by measuring fifteen feet in length along the edge of the driveway and along each curb or edge of roadway from their point of intersection, the third side being a diagonal line connecting the first two.

EXAMPLE:



Within this triangular area no *fences or landscaping LESS than 50% open*, shall exceed a height of thirty-six inches above the grade of the lower roadway.

Fencing or other landscape elements are excepted from the thirty-six inch height limitation provided the fence or other elements do not exceed forty-two inches and are at least fifty percent open so that sight distance is not impaired.

## **Residential Swimming Pools & Spas**

All swimming pools having a depth greater than twenty-four inches and all hot tubs and spas shall be enclosed by fencing of a type that is not readily accessible by children and that contains no opening larger than four inches. Fencing shall be not less than four feet in height and, if equipped with a gate, shall have a latch according to the City's adopted building code. In lieu of fencing, spas and hot tubs may have a lockable cover capable of supporting a minimum of one hundred fifty pounds, and such cover shall be locked when such spa or hot tub is not in use. Any fence constructed under this subsection shall comply with the rules and regulations governing fencing.