City of Lafayette
Community Development Department
1290 S. Public Road, Lafayette, Colorado 80026
303-665-5588
Fax 303-665-2153

FENCES, HEDGES, AND WALLS

Building Permit Requirements

1. A completed building permit application, including cost of labor and materials.
2. Two sets of plans for the structure showing depth in which concrete posts will be set, distance between upright posts, etc.
3. Two plot plans showing where the proposed fence will be in relation to the property line (show easements if any). **Plot Plan/Site Plan drawing must be no larger than 11"x17" in size**.

Municipal Code Requirements

Section 26-14-7, *Fences, Hedges, and Walls*, of the Lafayette Municipal Code states that all fences, hedges, and walls may be permitted in the required yards of any district subject to the following conditions and requirements:

1. All fences and walls over three feet in height shall not be constructed without first obtaining a building permit.
2. It shall be the responsibility of the property owner to locate all property lines. No fence, hedge, or wall may extend beyond or across a property line except with the joint written agreement of the abutting property owner.
3. No fence, hedge, or wall shall be placed nearer than 12 inches to any public sidewalk.
4. No barbed wire, sharp-pointed, or electrically charged fence shall be permitted except in the M1–Industrial, DR–Developing, and P–Public zoning districts. Such fences located in DR–Developing Resource zoning districts must be placed 15 feet from the property line.
5. Fences or walls shall not exceed six feet in height. The height shall be measured at the finished grade on the side nearest the street or abutting property.
6. No fence, hedge, or wall over 36 inches in height shall be placed within the sight vision clearance area as defined by Section 26-14-16, *Sight Vision Clearance Area*.

   Property owners are strongly encouraged to exercise caution when installing a fence, wall or shrubbery adjacent to driveways. Full height placement of fences, walls or shrubbery may limit the visibility of motorists entering a public right-of-way from their driveway.

7. Fences may be located in easements, provided the property owner has notified the owner of the easement of the proposed construction prior to the beginning construction of the fence and has received written permission of the City of Lafayette.

   Fences located in drainage swales, channels or drainage easements must be approved by the City Public Works Department to ensure that fence placement does not alter storm water runoff or cause flooding.

8. Fence Construction Standards

   a. Posts for fences greater than three feet in height shall be set in concrete to a depth of 18 inches, except for temporary fences not to stand for more than 12 months.

   b. Posts must be placed such that no more than 48 square feet of fence material exists between upright posts. At least two horizontal supporting members must be placed between upright posts.

NOTE: *Many neighborhoods have established covenants or deed restrictions. Property owners are strongly encouraged to research their covenants or deed restrictions in order to determine whether any work may conflict with easements not enforced by the City of Lafayette.*

U S WEST, Public Service, and Scripps Howard Cable Policy

If the improvement will encroach on any easement, the easement owners will not be liable for any damage to any encroaching fence, sprinkler system, or any other encroachment. All risk and responsibility associated with the construction, location, and use of the encroachment is totally that of the property owner.

Cable Locations

Applicant agrees to secure cable locates as follows by signing the building permit.

Call 811 for all utility locates.