

# Cottonwood Greens Metropolitan District No. 2

## Single Family Detached Home Architectural Design Guidelines

October 17, 2024

The following pages are the architectural design guidelines for single family homes within Cottonwood Greens Metropolitan District No.2 (the “District”). These guidelines completely replace the preliminary guidelines dated December 7, 2022.

- These guidelines are general regulations; the Architectural Review Committee (“ARC”) may grant variances to any of the guidelines based on architectural merit. If you would like to alter the exterior of your home in a way that is not approved in the guidelines, you may submit a plan to the ARC for review and potential approval.
- These guidelines are not designed to limit your freedom as a homeowner in the District, but to protect your property value and investment in the community.
- These guidelines do not limit the freedom of homebuilder(s) within the subdivision to design and build homes in accordance with any municipal codes, zoning requirements, and any recorded covenants, conditions and restrictions on the property within the District’s boundaries.

### Architectural Review Committee (ARC)

- a. The Governing Board of Cottonwood Greens Metropolitan District No. 2 shall appoint the members of the Architectural Review Committee. There shall initially be three (3) members of the ARC. Members of the ARC may be, but need not be, directors of the Governing Board. The Governing Board may also appoint a second ARC to review Improvements that are subsequent to the Improvements originally constructed on any Lot.
- b. The ARC will receive all submittals and make sure the submittal is complete and in an email-able form. The ARC will also coordinate the meeting to review the submittal, take detailed minutes of the meeting, and communicate in writing to the applicant the findings of the ARC.
- c. The ARC will meet upon two weeks’ notice from any member(s) of the ARC or Governing Board.
- d. The ARC will be allowed to grant variances to guidelines and master approvals based upon architectural merit or other redeeming qualities of the submittal. Variances do not change the overall guidelines.

**General.** The following is an alphabetical list of a wide variety of specific types of improvements which homeowners and builders typically consider installing, with pertinent information to each, or procedures that must be followed in order to complete the construction process. Unless otherwise specifically stated, drawings or plans for a proposed improvement must be submitted to the Districts' ARC, and written approval of the ARC is required. These guidelines may be changed from time to time by the Board of Directors of the District as permitted by the covenants.

ALWAYS BE SURE YOU HAVE OBTAINED AND READ THE MOST RECENT EDITION OF THE ARCHITECTURAL DESIGN GUIDELINES. THESE GUIDELINES ARE ADOPTED PURSUANT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR COTTONWOOD GREENS. ALL OWNERS AND BUILDERS SHOULD REFER TO THE DECLARATION IN ADDITION TO THESE GUIDELINES.

1. **Additions and Expansions.** ARC approval is required. Additions or expansions to homes will require submissions of detailed plans and specifications.
2. **Air Conditioning Equipment.** Only central air conditioning is permitted. Air conditioning equipment installed in any front, side or rear yard should be reasonably screened from view of adjacent property owners and should be installed in such a way that any noise heard from adjacent properties is minimized. Installation of air conditioning equipment on the roof of the house, in a window of the house or through the wall of a house is not permitted.
3. **Antennae.** Not permitted. No exterior radio antennae, television antennae, or any other antennae may be erected. Television dishes are permitted as long as they do not exceed 3 feet in diameter and are screened from view from any angle with landscaping, privacy wall or fence approved by the ARC. If the dish is installed on the roof of the home, it shall be placed on the rear elevation of the roof.
4. **Building Plans.** The review and plan submittal procedures have been written to accommodate the most complex conditions that may exist in the variety of development activities that may occur in Cottonwood Greens. There will be cases where any of the step-by-step procedures will not have to be followed or certain listed submittal items may not be required. The ARC should be consulted to determine what information will be required for review by the ARC prior to making the submission. EVERY SUBMITTAL SHOULD INCLUDE THE NAME, EMAIL ADDRESS, MAILING ADDRESS AND TELEPHONE NUMBER OF THE BUILDER.
  - a. Submittal fee. A fee payable to the Cottonwood Greens Metropolitan District No. 2 must be paid with the submittal to the ARC. The fee for the original building is \$150.00. The ARC may not require the fee on every submittal if there is a builder master approval in place.
  - b. Fee adjustments. The ARC may need to increase the fee based upon the actual costs. All Cottonwood Greens property owners will be given 30 days' notice of said fee increase prior to the increased fee taking effect.
  - c. Construction Documents Submittal. All construction drawings must be approved by the ARC prior to the start of any construction. Construction drawings are required to be submitted to

the ARC in electronic format. Scale for the drawings should be either 1/8" = 1' or 1/4" = 1'. Construction drawings should include the following:

- Roof plan, showing pitch, valleys, hips, materials and overhangs.
- Floor plan for each level of the home, showing main structures, accessory structures, including balconies, decks, and square footage of each floor within the main building, square footage of each accessory, and total square footage.
- All exterior elevations showing materials, dimensions, final and original grade line, and finished floor elevations clearly indicated.
- Sections, including finished grade, finished floor and maximum roof height.
- Applicant shall identify all exterior finishes with brand names, color names and numbers in electronic format. THE EXTERIOR FINISHES MUST BE PRESENTED FOR REVIEW BY THE ARC WITH THE SUBMITTAL OF CONSTRUCTION DRAWINGS PRIOR TO THE START OF CONSTRUCTION.
- The ARC will attempt to respond to all submittals within seven calendar days from receipt of submittal, but in any event, no later than 30 calendar days from receipt of submittal.

d. Site and grading plans. Are to be submitted with the construction drawings, and should be at a scale of not less than 1"-20' and should include the following:

- Legal description, north arrow, name, address, email address and telephone number of the current property owner.
- Property lines
- Building envelope dimensions with the location of the envelope established in relation to property lines, if applicable.
- Drives, parking areas and walkways
- Square footage of the building footprint, without any accessory structures
- Location, elevations and square footage of any other improvements, such as swimming pools, patios and outbuildings.
- Reference to adjoining properties, streets, utility and other easements, drainage courses, arrows, and references to buildings on adjoining properties and their uses.
- Top of foundation elevation and drainage plan as it relates to final development grade per engineering plans for development.

e. Landscaping Plans. An additional \$50 must be paid to Cottonwood Greens Metropolitan District No. 2 with submission of landscaping plans. Landscaping plans may be submitted with the construction drawings which will eliminate the need for the additional \$50 fee. ARC approval must be obtained by the applicant prior to commencement of landscaping. Plans must depict fences, decks, sod, seeded areas, retaining walls, rocks, railroad ties, sprinkler system, sizes and species of nursery materials, and include a drainage and grading plan that coincides with the builder's plan. Builders and homeowners will not alter the city approved drainage or grading plans.

- f. Review and Architectural Review Committee Action. Following the review, the ARC will either:
- Approve the construction drawings in which case the applicant may proceed with construction.
  - Conditionally approve the construction drawings in which case the applicant must revise the plan to comply with the stated conditions and file the drawings with the ARC coordinator and receive written approval prior to beginning construction.
  - Disapprove the construction drawings, in which case the applicant will be required to re-submit new plans as requested by the ARC.
- g. Additional Submittals. There will be an additional \$50 charged for additional submittals to the ARC. For example, color charts or samples, plans for additions or exterior changes, re-submission following a disapproval by the ARC, or anything else missing from the original submittal.

5. **Carpports.** Are not allowed.

6. **Colors.** Generally, earth tone colors are required; but ALL color and color combinations must be approved by the ARC prior to the application. Repainting when existing color is changed shall require approval by the ARC. All projections including but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railing, and exterior stairways shall closely match the permanent color on the surface from which they project or shall be of an approved color. Duplicate color schemes shall not be allowed on adjacent lots or across the street from each other.

7. **Corner Lots and Open Space.** All lots that are adjacent to any open space that is owned by the Metropolitan District and all corner lots are required to have enhanced elevations on the sides that face the street or open space. Minimum rear and side elevation requirements shall be articulated using at least one (1) of the following elements.

- Change in wall plane of at least six (6) inches
- Change in material or masonry pattern
- Change in roof plane
- Window
- Doorway
- An equivalent element that subdivides the wall and provides architectural interest
- Porches/ Decks
- Balconies
- Bay/ Bow Windows
- Change in roof plane

8. **Decks.** ARC approval is required. Must be wood or other material similar to the material of the residence and must be treated or painted a similar or in what is generally accepted as a complementary color to the residence. Must be installed as an integral part of the residence and

patio area. Must be located so as not to obstruct or greatly diminish the view, or create an unreasonable level of noise for adjacent property owners.

- 9. Detached accessory buildings.** Accessory buildings will be allowed on single family detached home lots: (a) only as permitted by the City of Fort Lupton; (b) subject to ARC review and approval; and (c) provided that such buildings adhere to the following guidelines:

  - a. The building must be located in the backyard. Accessory building rear yard setback shall be 10 feet. If the homeowner installs a 6-foot-tall privacy fence on the rear and side property lines, the rear yard setback for accessory buildings shall be 5 feet. Side yard setbacks shall be 5 feet.
  - b. Accessory buildings on corner lots shall be setback a minimum of 20 feet from any side street.
  - c. The building must be roofed and sided with the same materials and painted the same colors as the home.
  - d. The building must be a one-story structure.
  - e. Roof overhangs and pitch must match the home.
  - f. The maximum square footage of the building will be 10% of the lot size, not to exceed 700 square feet and a maximum height of 10 feet.
  - g. Only one accessory building shall be allowed per platted lot.
  - h. Accessory buildings shall not be constructed within any easement.
  - i. Utility sheds shall not be considered accessory buildings and require ARC approval and are subject to the following guidelines:
    - a. May not exceed 250 square feet;
    - b. Must be permanently attached to the ground;
    - c. Must be roofed and sided with the same materials and painted the same colors as the home.
    - d. Roof overhangs and pitch must match the home.
- 10. Driveways.** There shall be no extension or expansion of driveways without prior written ARC approval. All driveways and private lanes shall be constructed entirely of natural tone concrete surface, brick stamped concrete, brick or pavers from the entrance of the garage doors to the property line. Each driveway will have its own direct access to the road.
- 11. Fences.** ARC approval is required prior to the installation, removal or modification of any fence. The following are general guidelines regarding fence specifications:

  - Fences shall be in compliance with the specifications included in Exhibit A, attached hereto and made a part hereof.
  - A permit from the City of Fort Lupton may be required prior to the installation of any fence.
  - The fencing setback shall be a minimum of 5' from the front corners of the Dwelling Unit and garage constructed upon such Lot.
- 12. Fireplaces.** Gas fireplaces must either be housed within the contours of the exterior wall, or if protruding to the outside, the gas vent must be screened from site with landscaping and/or

fencing. Preferably, the venting will be housed in a chase/chimney- like structure to the roof, and finished with a decorative top, but this option is not a requirement.

**13. Flagpoles.** One free standing pole per lot is allowed, not to exceed the lesser height of 20 feet or the top of the roof. One wall-mounted bracket per home shall also be allowed.

**14. Foundations.** No more than 12 inches of exposed concrete may be visible on any elevation.

**15. Garages.**

- a. There shall be a minimum of two car spaces in a garage that is attached and fully enclosed. Minimum dimensions for each space are 10 feet by 10 feet.
- b. All street facing garage doors on garages attached to the principal dwelling structure shall have the ability to be part of the front façade of the dwelling portion of the structure and/or front porch.
- c. Garage doors shall not comprise more than forty-seven (47%) percent of the front façade of the principle dwelling structure for two-car garages nor more than fifty-five (55%) percent for three-car garages.

**16. Garage collection and containers.** Only one trash removal company, which shall be designated by Cottonwood Greens Metropolitan District No. 2 will be permitted to pick up trash in the subdivision. All homeowners must use uniform containers designated by said company and place these containers outside only on the day they will be emptied. This procedure limits garage trucks to one day a week, provides for uniform containers and permits discount pricing.

**17. Gardens.** All vegetable gardens of any type must be shown on the landscape plan and approved by the ARC.

**18. Greenhouses.** All greenhouses must be approved by the ARC.

**19. Height.** The maximum building height is 35 feet.

**20. Hot tubs.** ARC approval is required. Must be an integral part of the deck or patio area and off the rear or side yard landscaping. Must be installed in such a way that it is not immediately visible to adjacent property owners and does not create the potential for noise disturbance for adjacent property owners. Top of the tub shall not extend above fence level.

**21. Irrigation systems.** All homes must have a buried landscape sprinkler system for at least the front yard.

**22. Landscaping.** Landscaping plans shall be submitted and approved by the ARC. Installation shall occur no later than one year after a home receives a certificate of occupancy.

- a. 50% or more of the landscaped area must be seeded or sodded.
- b. All front yards shall have a minimum of one tree of at least 1-inch in diameter.
- c. Front yards must be sodded; no seeding is allowed in front yards.

- 23. Latticework.** ARC approval is required.
- 24. Lights and lighting.** All light fixtures shall be of a conventional style with illumination patterns which do not cause a nuisance to neighboring properties.
- 25. Outside storage.** Outside storage of boats, trailers and recreational vehicles will be allowed if the vehicles are stored in the yard behind approved fencing that is 6 feet tall. No approval is necessary if stored behind approved fencing.
- 26. Overhangs.** Must be a minimum of 12 inches, including gable ends.
- 27. Overhangs cloth or canvas.** ARC approval is required. The color must be the same as or generally recognized as complementary to the exterior color of the residence. The covering may be used on the patio only. No aluminum or fiberglass awnings are allowed.
- 28. Painting.** All houses shall be kept well painted in the color approved with the original plans. Color changes must be approved by the ARC.
- 29. Patio covers.** ARC approval is required. Must be constructed of wood or material generally recognized as complementary to the home, or an approved cloth or canvass covering (refer to "Overhangs Cloth or Canvass").
- 30. Paving.** ARC approval is required, regardless of whether for walks, driveways, porches, patio areas of other proposes and regardless of whether concrete, asphalt, brick, flagstones, stepping stones, pre-cast patterned or exposed aggregate pavers are used as the paving material. Must be located so as not to block any existing drainage patterns.
- 31. Pets.** Household pets are defined as dogs and cats. No more than 3 dogs or 3 cats with a total number of 4 household pets will be allowed. All pets shall be leashed when outside a home and when they are in common areas.
- 32. Play and sports equipment.** ARC approval is required.
- 33. Playhouses.** ARC approval is required. Basic design, materials and colors must match the residence and they are to be incorporated into and at least partially screened by landscaping features or approved fencing.
- 34. Roofs.** The roof pitch shall be consistent with the architectural style of the proposed building and a minimum of 4/12 pitch. Roof vents shall be painted to match the permanent roof color or the trim color, whichever lessens the visual impact. Roof materials shall be high profile designer series asphalt (at least 30-year warranty). Colors are to be approved by the ARC. As much as possible, all roof vents, plumbing vents, HVAC vents are to be located at the rear or the roof peak as viewed from the street.

**35. Rooftop equipment.** Not allowed.

**36. Setbacks.**

- a. Front setbacks will be 20 feet on all lots.
- b. Side yard setbacks will be 5 feet on all lots.
- c. Corner lot side yard setbacks adjacent to a street will be 15 feet on all lots.
- d. Rear yard setbacks will be 15 feet on all lots.

**37. Siding.** ARC approval is required for all exterior finish materials. Exterior siding may be of cedar or redwood, brick, stone, wood shingle, synthetic stucco, architectural concrete or synthetic stone. Quality hardboard and strandboard material siding products with 7-inch or less reveals may be allowed but must be approved by ARC. Metal, aluminum or vinyl soffit or fascia will be allowed.

**38. Signs.** ARC approval is required for all signs except temporary real estate “for sale” signs. Temporary signs, advertising property for sale which are not more than five square feet may be installed on the lot without ARC approval. All other signs, including address number and name plaque signs must be approved by the ARC. No lighted signs are permitted.

**39. Solar energy devices.** ARC approval is required for all passive and active solar systems. They must be designed to appear as if they are integral part of the roof.

**40. Square footages.** The minimum square footage of the main floor of a one-story home shall be 1,000 square feet. The minimum square footage of multi-level homes shall be 1,200 square feet.

**41. Swamp coolers.** Not allowed.

**42. Swing sets.** ARC approval is required.

**43. Temporary structures.** Not allowed unless approved by the ARC for construction and/or sales trailers.

**44. Vehicles.** Only those vehicles, trailers, recreational vehicles, boats, and motorcycles in good running conditions, which are currently licensed and registered are permitted on the street or driveway of the property. Inoperable vehicles of any kind, as determined at the sole discretion of the ARC shall be towed immediately at the homeowner’s sole expense.

**45. Walls (retaining).** ARC approval is required.

**46. Wells.** Not allowed.

**47. Windows.** Windows shall be wood frames, vinyl-clad or metal-clad, or solid vinyl. Window frames shall be consistent with the character of the building. Window designs shall be consistent

with the architectural design statement in size, proportions, detail and placement on the elevation.

#### **48. Statutory Exceptions**

**(48.1)** Notwithstanding any provision in the Covenants or these architectural design guidelines to the contrary, the District shall not prohibit any of the following activity or actions in relation to any property subject to the Covenants or architectural design guidelines:

**(a)** The display of a flag on a unit, in a window of the unit, or on a balcony adjoining the unit. The District shall not prohibit or regulate the display of flags on the basis of their subject matter, message, or content; except that the District may prohibit flags bearing commercial messages. The District may adopt reasonable, content-neutral rules to regulate the number, location, and size of flags and flagpoles but shall not prohibit the installation of a flag or flagpole.

**(b)** The display of a sign by the owner or occupant of a unit on property within the boundaries of the unit or in a window of the unit. The District shall not prohibit or regulate the display of window signs or yard signs on the basis of their subject matter, message, or content; except that the District may prohibit signs bearing commercial messages. The District may establish reasonable, content-neutral rules to regulate signs based on the number, placement, or size of the signs or on other objective factors.

**(c)** The parking of a motor vehicle by the occupant of a unit on the driveway of the unit if the vehicle is required to be available at designated periods at the occupant's residence as a condition of the occupant's employment and all of the following criteria are met:

**(I)** The vehicle has a gross vehicle weight rating of ten thousand pounds or less;

**(II)** The occupant is a bona fide member of a volunteer fire department or is employed by a primary provider of emergency firefighting, law enforcement, ambulance, or emergency medical services;

**(III)** The vehicle bears an official emblem or other visible designation of the emergency service provider; and

**(IV)** Parking of the vehicle can be accomplished without obstructing emergency access to or interfering with the reasonable needs of other unit owners or occupants to use streets, driveways, and guest parking spaces;

**(d)** The removal by a unit owner of trees, shrubs, or other vegetation to create defensible space on a unit for fire mitigation purposes, so long as the removal complies with a written defensible space plan created for the property by the Colorado state forest service, an individual or company certified by an entity of a local government to create such a plan, or the fire chief, fire marshal, or fire protection district within whose jurisdiction the unit is located and is no more extensive than necessary to comply with the plan. The plan shall be registered with the District at least thirty days before the commencement of work. The District may require changes to the plan if the District obtains the consent of the individual, official, or agency that originally created the plan. The work

must comply with applicable standards of the District regarding slash removal, stump height, revegetation, and contractor regulations.

**(e)** Reasonable modifications to a unit as necessary to afford an individual with disabilities full use and enjoyment of the unit in accordance with the federal “Fair Housing Act of 1968”, 42 U.S.C. sec. 3604 (f)(3)(A);

**(f)** The use of xeriscape, nonvegetative turf grass, or drought-tolerant vegetative or nonvegetative landscapes to provide ground covering to property for which a unit owner is responsible in accordance with Section 38-33.3-106.5 (1)(i) and (1)(i.5), C.R.S.;

**(g)** The use of a rain barrel, as defined in Section 37-96.5-102 (1), C.R.S., to collect precipitation from a residential rooftop in accordance with Section 37-96.5-103, C.R.S. A District may impose reasonable aesthetic requirements that govern the placement or external appearance of a rain barrel. This subsection 48.1(g) does not confer upon a unit owner a right to place a rain barrel at, or to connect a rain barrel to, any property that is:

**(I)** Leased, except with permission of the lessor;

**(II)** A common element or a limited common element of a common interest community, as those terms are defined in Section 38-33.3-103, C.R.S.;

**(III)** Owned or maintained by the District; or

**(IV)** Attached to one or more other units, except with permission of the owners of the other units.

**(h) (I)** The operation of a family child care home, as defined in Section 26.5-5-303, C.R.S., that is licensed pursuant to part 3 of article 5 of title 26.5.

**(II)** This subsection 48.1(h) does not supersede any of the provisions of the architectural design guidelines, parking, landscaping, noise, or other matters not specific to the operation of a business per se. The District shall make reasonable accommodation for fencing requirements applicable to licensed family child care homes.

**(III)** This subsection 48.1(h) does not apply to a community qualified as housing for older persons under the federal “Housing for Older Persons Act of 1995”, Pub.L. 104-76.

**(IV)** The District may require the owner or operator of a family child care home to carry liability insurance, at reasonable levels determined by the board, providing coverage for any aspect of the operation of the family child care home for personal injury, death, damage to personal property, and damage to real property that occurs in or on any property owned or maintained by the District, in the unit where the family child care home is located, or in any other unit subject to the Covenants or architectural control design guidelines. The District shall be named as an additional insured on the liability insurance the family child care home is required to carry, and such insurance must be primary to any insurance the District is required to carry under the terms of the Covenants or architectural control design guidelines.

**(48.2)(a)** Notwithstanding any provision in the Covenants or architectural design guidelines to the contrary, the District shall not:

- (I)** Effectively prohibit renewable energy generation devices, as defined in Section 38-30-168, C.R.S.;
- (II)** Require the use of cedar shakes or other flammable roofing materials on a unit; or
- (III)** Effectively prohibit the installation or use of an energy efficiency measure on a unit.

**(b)** Subsection 48.2(a)(III) does not apply to:

**(I)** Reasonable aesthetic provisions that govern the dimensions, placement, or external appearance of an energy efficiency measure. In creating reasonable aesthetic provisions, the District shall consider:

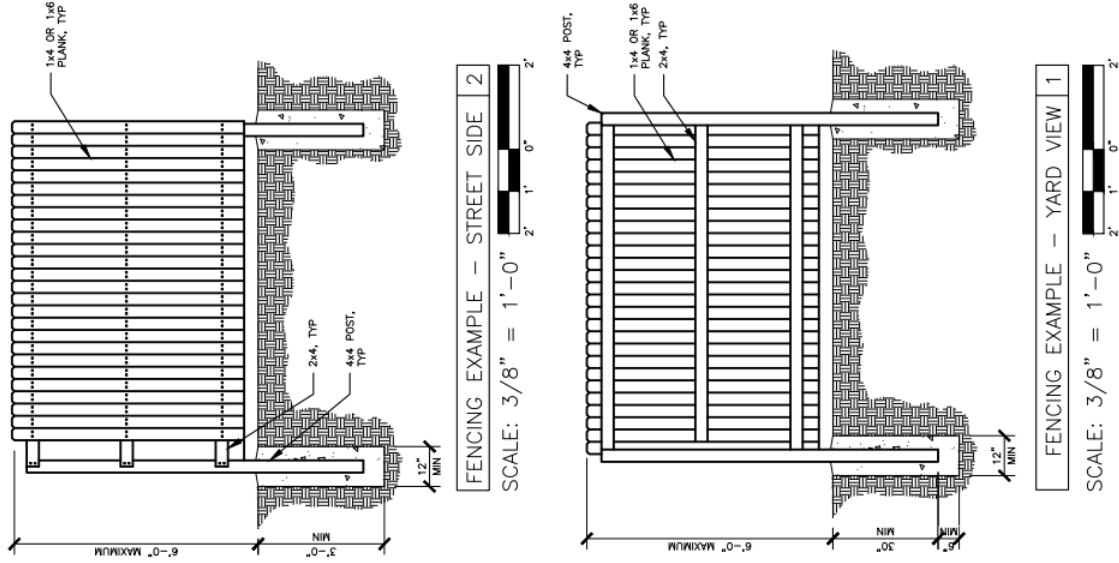
- (A)** The impact of the purchase price and operating costs of the energy efficiency measure;
- (B)** The impact on the performance of the energy efficiency measure; and
- (C)** The criteria contained in the Covenants or architectural design guidelines.

**(II)** Bona fide safety requirements, consistent with an applicable building code or recognized safety standard, for the protection of persons or property.

**(c)** Subsection 48.2(a)(III) does not confer upon any unit owner the right to place an energy efficiency measure on property that is:

- (I)** Owned by another person;
- (II)** Leased, except with permission of the lessor;
- (III)** Collateral for a commercial loan, except with permission of the secured party;
- (IV)** A common element or limited common element of a common interest community, as those terms are defined in Section 38-33.3-103, C.R.S.; or
- (V)** Owned or maintained by the District.

## Exhibit A Fencing Detail



### GENERAL NOTES

1. THE EXAMPLES GIVEN ARE NOT THE ONLY ACCEPTABLE STYLE OF FENCING ALLOWED. THE DRAWINGS ON THIS SHEET ARE TO PROVIDE AN EXAMPLE OF A CODE COMPLIANT FENCE.

### FENCING NOTES (PER FORT LUPTON MUNICIPAL CODE)

SEC. 16-102 - SIGHT TRIANGLES  
ON CORNER LOTS, THE ERECTION OF ANY FENCE, WALL, HEDGE OR PLANT OVER THIRTY (30) INCHES ABOVE THE TOP OF THE CURB WHICH OBSTRUCTS ANOTHER VEHICLE OPERATOR'S VIEW SHALL NOT BE PERMITTED WITHIN THE SIGHT TRIANGLE AS LINED IN CHART A. THESE SIGHT TRIANGLES ARE MEASURED FROM THE CENTER OF THE SECTION OF THE STREET TO THE POINT OF INTERSECTION OF THE CURB. IF THERE IS NO CURB EXISTS, THE MEASUREMENT OF THE SIGHT TRIANGLES SHALL BE MADE FROM THE INTERSECTION OF THE EDGE OF PAVEMENT, WHERE PAVEMENT DOES NOT EXIST, THE SIGHT TRIANGLE SHALL BE MEASURED FROM THE EDGE OF THE RIGHT-OF-WAY OR PROPERTY LINE, WHICHEVER IS CLOSER TO THE EXISTING ROAD SURFACE NEAREST TO THE PROPERTY LINE.

CHART A - SIGHT TRIANGLES

"A" (Distance in Feet)	"B" (Distance in Feet)	Residential Driveway	Alley, Commercial, Industrial Property Access	Residential Access	Collector	Aerial	State Highway (over 45 MPH)
15	15	15	15	30	40	50	100
30	Residential Access	30	15	30	40	50	100
40	Collector	30	15	30	40	50	100
50	Aerial	50	15	30	40	50	100
100	State Highway (over 45 MPH)	100	15	30	40	50	100

Typical Requirements By Street Type

#### SEC. 16-105 - RESIDENTIAL REQUIREMENTS

- (1) FENCE HEIGHT MAXIMUM
  - A. IN THE FRONT SETBACK, THREE (3) FEET IS THE MAXIMUM HEIGHT ALLOWED FOR SOLID FENCES, MEASURED FROM THE TOP OF THE ADJACENT CURB OR, WHERE NO CURB EXISTS, THE ADJACENT ROAD SURFACE. THIS HEIGHT LIMITATION FOR FENCES IN THE FRONT SETBACK MAY BE EXTENDED TO A MAXIMUM OF FOUR (4) FEET, IF FIFTY PERCENT (50%) OR MORE OF THE SURFACE OF THE FENCE IS OPEN. THE MAXIMUM PICKET WIDTH SHALL BE FOUR (4) INCHES.
  - B. FENCES LOCATED BEHIND THE FRONT BUILDING SETBACK LINE OF A DWELLING IS SIX (6) FEET.
  - C. THE MAXIMUM HEIGHT ALLOWED FOR FENCES LOCATED ON THE REAR LOT LINE OF A DWELLING IS SIX (6) FEET.
  - D. IN THE EVENT THAT THE PLANNING DEPARTMENT DEEMS IT NECESSARY FOR GENERAL HEALTH, SAFETY AND PROPERTY ENJOYMENT OF CITIZENS, IT MAY ISSUE A PERMIT FOR AN EIGHT-FOOT FENCE TO SEPARATE RESIDENTIAL DWELLINGS ABUTTING COMMERCIAL, INDUSTRIAL OR OTHER CONFLICTING USES.
- (2) SETBACKS: FENCES, WALLS AND HEDGES SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES FROM PUBLIC SIDEWALKS IF THE SIDEWALK IS LESS THAN SIX (6) FEET WIDE. FENCES SHALL BE A MINIMUM OF SIX (6) FEET FROM THE PUBLIC RIGHT-OF-WAY UP TO THE BACK OF THE PUBLIC SIDEWALK WITH APPROVAL BY THE CHIEF BUILDING OFFICIAL OF A REVOCABLE PERMIT. THE PROPERTY OWNER WILL TAKE FULL LIABILITY FOR ANY DAMAGES CAUSED AS A RESULT OF THE FENCE. HOWEVER, IF THE SIDEWALK IS REPAIRED, THE REMOVAL AND/OR REPLACEMENT OF ANY FENCE PLACED WITHIN THE RIGHT-OF-WAY SHALL ALSO BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.

SEC. 16-109 - DRAINAGE EASEMENTS  
NO FENCE SHALL BE CONSTRUCTED WHICH COULD IMPEDE THE FLOW OF DRAINAGE WATERS. ALL FENCES MUST BE INSTALLED IN A MANNER THAT WILL NOT OBSTRUCT THE WATER FLOW PLANNED FOR PROPER DRAINAGE OF THE LOTS IN A SUBDIVISION. IF THE FENCE IMPEDES THE FLOW, IT SHALL BE CORRECTED AT THE HOMEOWNER'S EXPENSE.

#### SEC. 16-110 - FENCING MATERIALS

- NONE OTHER THAN THE FOLLOWING MATERIALS OR COMBINATION OF SUCH MATERIALS SHALL BE ALLOWED\*
- (1) DECORATIVE IRON
  - (2) MASONRY
  - (3) WOOD
  - (4) CHAIN-LINK/MOVEN WIRE (NOT ALLOWED IN FRONT YARD)
  - (5) VINYL
  - (6) PIPE, IN INDUSTRIAL DISTRICTS ONLY