



Planning & Building

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Fort Lupton, CO 80621 Fax: 303.857.0351
www.fortlupton.org

*For fence requirements see Residential Fence Requirements under Guides

FENCE PERMIT APPLICATION

(Please type or print legibly)

Permit Number _____

Address of Job Site: _____

Property Owner: _____ Phone Number: _____

Property Owner Address: _____

Legal Description: _____ Parcel Number: _____

Fence Height: _____ (front yard: 3' solid, 4' 50% open, rear yard: 6' high)

Fence Material: _____ (iron, wood, vinyl, brick, please note: chain link-not allowed in front yard)

Fence Style: _____ (privacy, picket, split rail)

New Fence or Replacing Existing Fence: _____

Is the property on a corner lot? Yes or No (If yes, sight triangle restrictions apply)

Site plan must include: measurements of all property lines, street names, location of buildings and structures on property, front yard designated, location of proposed fence on the property, North arrow, and additional information as required by the Planning & Building Department.

Construction Valuation:
Materials \$ _____
&
Labor \$ _____
OR
Total Value \$ _____

FOR OFFICE USE ONLY
City Fees (To be completed by Building Official)
Permit Fee (201) \$ _____
Use Tax (218) \$ _____
Total Fees \$ _____

All contractors must be licensed in the City of Fort Lupton. For requirements see the Contractor License Form.

Contractor: _____ Phone Number: _____

Any work performed prior to obtaining a building permit may be subject to double fees.

NOTE:

To schedule an inspection, call 720-466-6110. Leave a message with your name, phone number, address of job site, and permit number. Inspections start at Noon, Monday-Friday and closed on holidays. Permits expire 180 days from date of issue unless work has commenced and inspections have been performed by the City Inspector. Building permit cards **MUST** be posted on site where visible from the street. Any work performed prior to obtaining a building permit may be subject to double permit fees.

The applicant, his or her agents and employees shall comply with all the rules, restrictions and requirements of the city zoning regulations and building codes governing location, construction and erection of the above proposed work for which the permit is granted. The City or its agents are authorized to order the immediate cessation of construction at any time a violation of the codes or regulations appears to have occurred. Violation of any of the codes or regulations applicable may result in the revocation of this permit. Buildings **MUST** conform to plans as submitted and approved by the City. Any changes of the plans or layout must be approved prior to the changes being made. Any change in the use or occupancy of a building or structures must be approved prior to proceeding with construction. The applicant is required to call for inspections at various stages of the construction, and in accordance with the aforesaid rules The applicant shall give the Building Inspector not less than one day notice to perform such activities. If the applicant fails to appear at the inspection date and time specified the applicant may be charged for the Building Inspector's time. In the event construction is not commenced within 180 days of the issuance of this permit, then the permit is automatically void. Cessation of work for a period of 180 continuous days shall also cause this permit to be void. Permits are not transferable.

I/we agree to perform the work described herein in accordance with the plans and/or specifications submitted. All work done shall be in compliance with all applicable codes and regulations of the City of Fort Lupton. I/we agree that no work should be initiated without this application being approved. Any violation of applicable codes and regulations can cause revocation of this permit.

Applicant Name: _____

Signature of Applicant: _____ Date: _____

Building Official Comments:

Required Inspections:

City Official: _____ **Date:** _____

Residential Fence Requirements

Please allow at least 3 business days for permit to be issued.

When are fence permits required?

Fence permits are required when a new fence is being constructed or when more than 50% of the length of the existing fence on the property is being replaced or repaired. A new or replacement fence must comply with the allowed materials for fences. Simple repairs such as a replacement of individual pickets, replacement of posts, or painting/staining a fence does not require permits. The fence permit application must be submitted to the Building Department.

If I have an existing fence, can I build a new one in the same location?

All new fence construction must comply with Chapter 16, Article V, Section 16-101-110. If your existing fence meets these requirements then you may reconstruct your new fence in the same location. If your existing fence does not meet the requirements of Sections 16-101-110 you must construct the new fence to comply with the Section, specifically on corner lots.

What is a Site Plan? Do I need to submit a Site Plan?

A Site Plan is a drawing of the property showing the location of the house, parking area, and any other buildings or structures. Measurements of all buildings and structures on the property must be drawn on the Site Plan. Site plan review approval is required for any substantial alterations or expansions of a fence, wall, or visual barrier.

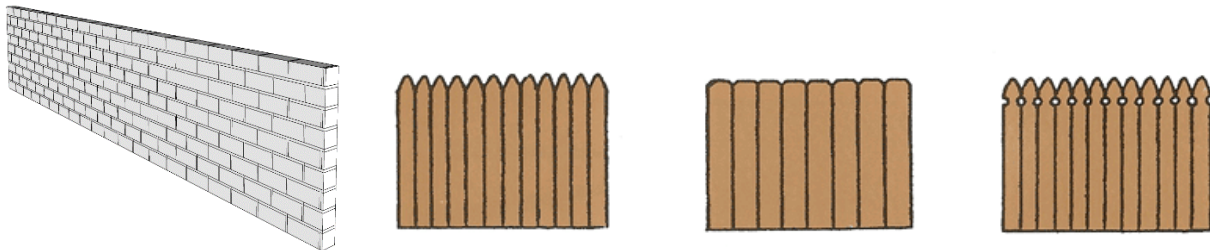
What types of materials can I use?

You can use decorative iron, masonry, wood, and vinyl, or any combination thereof. Chain-link/woven wire is not allowed in the front yard. Pipe is not allowed on any residential property.

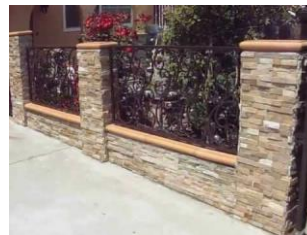
How tall can I build my fence?

In residential zone districts, fences in the front yards can be no taller than 3 feet for solid fences, or 4 feet for "50% open" fences. A fence with pickets on both sides is considered a solid fence and can be no higher than 3 feet. On corner lots, the sight triangle must be taken into consideration, (Municipal Code Section 16-102) there is restrictions on fence placement.

See the examples below for solid fences, no higher than 3 feet:



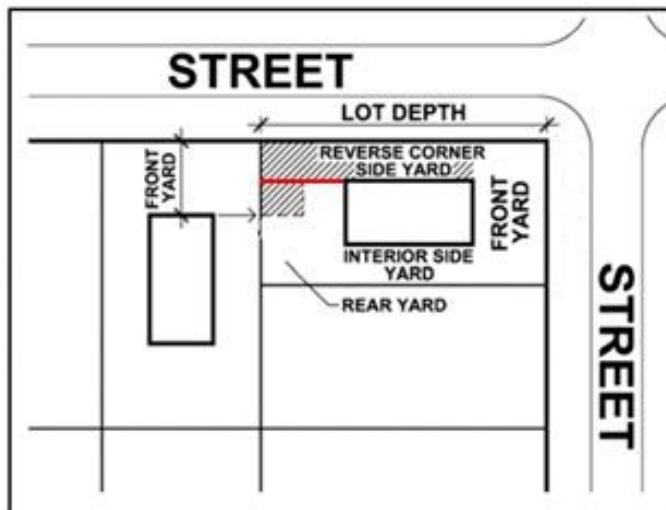
See the examples below for 50% open fences, no higher than 4 feet:



In the back yard, fences can be no higher than 6 feet tall.

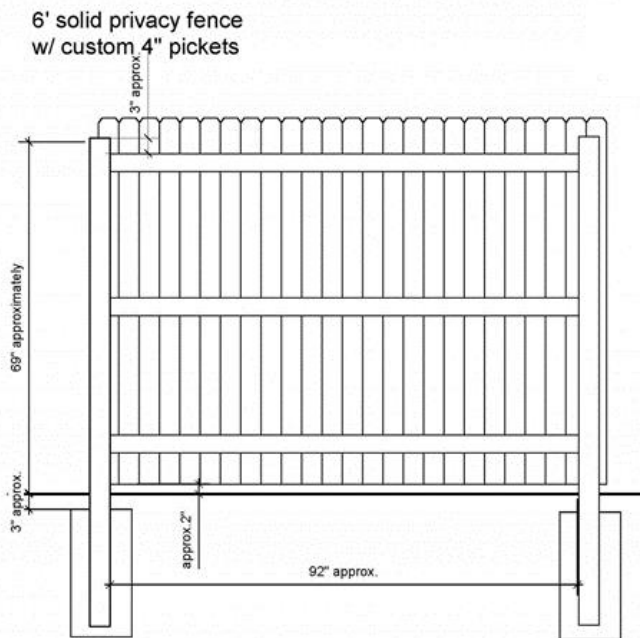
What is a reverse corner lot?

A reverse corner lot is one in which the neighboring property's front yard abuts the back yard of the adjacent neighbor. In other words, your side yard runs into your neighbor's front yard. A 6 feet privacy fence will only be allowed behind the front plane of the house except on the side adjacent to the street. A four foot fence is allowed in the side yard setback adjacent to the street, if fifty percent (50%) or more of the surface of the fence is open.



Direction of fence?

All fences that face the public right of way or open space must be smooth side out. Rails must be facing in towards yard. The picture below depicts the interior side of a fence and this side can't face the front yard, street or sidewalk.



How far must my fence be from the sidewalk?

Fences must be located 18" from the public sidewalk if the sidewalk is four (4) feet wide or less. If your sidewalk is over four (4) feet wide your fence can be located up to the sidewalk.

Do I need Home Owners Association (HOA) approval?

Yes. The City is not responsible for enforcing HOA rules and covenants, however you will be asked to submit an approval letter from your HOA.

Do I need to maintain my fence?

Yes. All fences, walls, and hedges that are dilapidated, in disrepair or unsightly fences with missing slats, sections or posts, or leaning more than 15 degrees from upright, and such other fences causing traffic sight hazards shall be repaired or removed at owner's expense.