



Town of Berthoud
807 Mountain Ave.
Berthoud, CO 80513
970.532.2643

MEMORANDUM

FROM: Planning and Building Staff
Date: May 18, 2018
RE: Fencing Requirements

The Town of Berthoud no longer requires building permits for fences; however, they must be installed in accordance with the following requirements:

30-2-115 Fences and walls

A. Intent. To ensure that walls and fences are attractive and in character with the neighborhood. The creation of fence “canyons” along streets and fence “walls” adjacent to parks or other public areas where the majority of the view from the public right-of-way is of fences, is prohibited.

B. General provisions.

- Prohibited fence materials. Security fencing such as concertina or razor wire, barbed wire, or electrically-charged fences is prohibited unless specifically allowed by the Town. No stranded wire, barbed wire, or electrified fence shall be installed in any residential district. In commercial and manufacturing districts, the Town may grant a permit for the installation of security arms and barbed wire strands atop protective fences or walls.
- Retaining walls. Retaining walls shall be designed to resist loads due to the lateral pressure of retained material in accordance with accepted engineering practice and shall not be unsightly or detrimental to abutting property.
- Height limitations. Fences or walls shall be:

a. Corner lots - each yard adjacent to a public right-of-way, excluding alleys, shall be designated as a side or front yard based upon the orientation of the house and the street address of the building. For purposes of this section, the side yard is that portion of a lot which is located between the primary structure and the side property line adjacent to the street. The side and rear yards will have a maximum fence height of six feet based on the following:

- Properties with a tree lawn and detached sidewalk - minimum of 2 ft. from the edge of the sidewalk.
- Properties with attached sidewalk- minimum of 6 ft. from the edge of the sidewalk.
- Properties with no sidewalk - minimum of 10 ft. from the back of the curb.

On all corner lots, no fence or wall shall be placed or maintained within the triangular yard space formed by the intersection of the curb lines of the intersecting streets, or flow line if there is no curb, and a line joining points on said curb or flow line thirty feet from the point of intersection of said lines.

b. The front yard on a residential property will have a maximum fence height of four feet. For properties whose rear property line abuts an alley, an eight foot site distance triangle must be maintained or the fence shall be a maximum of four feet in height for a distance of eight feet along the rear and side property lines.

c. In commercial and manufacturing districts with Town approval, security arms and barbed wire strands atop protective fences or walls, provided that the lowest strand of barbed wire is maintained at least six feet above the adjoining ground level outside the fence. Agricultural districts may use stranded wire, barbed wire, or electrified fencing for agricultural purposes.

Table 2.7: Fence requirements

ZONE DISTRICT	FRONT YARD	SIDE YARD	REAR YARD	BEHIND STRUCTURE	SIDE YARD OF CORNER LOT 0'/15' FROM LOT LINE ABUTTING A STREET
TN	4'	6'	6'	6'	4'/6'
R1	4'	6'	6'	6'	4'/6'
R2	4'	6'	6'	6'	4'/6'
R3	4'	6'	6'	6'	4'/6'
R4	Height to be determined by use				
R5	4'	6'	6'	6'	4'/6'
C1	3'	6'	6'	6'	3'/6'
C2	3'	6'	6'	6'	3'/6'
M1	4'	8'	8'	8'	4'/8'
M2	4'	8'	8'	8'	4'/8'
AG	6'	6'	6'	6'	4'/6'

- Maintenance. Dilapidated, unsightly or dangerous fences shall be removed or repaired when so ordered by the Town.

**Please note that in the event that a utility company has to work in an easement, any fence placed in the easement(s) (ie: utility, drainage, etc.) may be subject to removal at the owner's expense.