

Wall, Fence, and or Hedge Checklist

Attached: Municipal Code

Table of Min/Max Distances

Fee Schedule

Examples and Drawings

Site Plan Sheet

**DO NOT DIG PRIOR TO CALLING
811 AND RECEIVING APPROVAL
FROM TOWN OF IGNACIO**

I am building:

Fence

Hedge

Wall

My fence/hedge/wall will be next to or adjoining:

Neighbors

City Property

An Intersection

→ If you are building on a property line, has it been assessed to verify the location?

→ If you are building on a property line, do you have signed approval from your neighbor(s)?

→ If you are building near an intersection, please see examples of height and setback requirements

_____ Read through packet and call or come in with any questions

_____ Call 811 or 1-800-922-1987 for locates 5-7 business days before starting project

_____ Submit Building Permit Application - Must be filled out on site at Town Hall

_____ Including Site Plan, signed by neighbor(s) - See below for instructions

_____ Application Fee - Minimum \$15

Site Plan Instructions and Guidelines:

→ Please review Table 3-5-8, Table of Minimum and Maximum District Standard for required set backs.

→ Town easements extend 5ft from adjoining city property. DO NOT BUILD HERE

→ Fences, hedges, and or walls must not be over six (6) feet high

→ Fences, hedges, and or walls may not be over three (3) feet high next to adjoining intersections (see example and code for complete description)

→ Chain link or wire fencing is not allowed on Goddard Avenue fences

Wall, Fence, and or Hedge Building Code

CHAPTER III: Land Use

3-1-5 Interpretation

Whenever provisions of this Ordinance are found to be inconsistent with any other regulation, the more restrictive standard shall control. The provisions of this Ordinance are minimum requirements that do not preclude imposition of more restrictive standards by agreement or by law.

3-3 Submittal requirements for all applications under this ordinance

3-3-1 Application Requirements

A uniform application is utilized for every process under this Ordinance. However, additional information is required at each level of a multi-level application such as a subdivision. Each and every application under this Ordinance shall include, or be accompanied by, the following information:

(5) A copy of a certified survey plat may be required or a plan upon which the applicant shall provide by sketch. If a certified sketch is not provided, the applicant must submit a sketch plan, which is signed by, all adjacent property owners and which may be verified by the Town.

- (a) The relative location of existing and proposed improvements, buildings, structures, roads, driveways, parking, ditches, utilities, fences, and other significant features.

3-6-2 Wall, Fence or Hedge may be maintained.

No fence, wall, or hedge shall be permitted which exceeds the following height limits above the existing ground level:

(1) Between an abutting front or side-street and the minimum distance the nearest main building is required to set back from such street forty-two inches (42).

(2) Elsewhere: six feet (6).

(3) Fences or structures over eight feet (8) in height, to enclose a tennis court or other game area within the rear half of the lot, shall be composed of wire mesh or steel mesh, capable of admitting ninety percent (90) of light as measured on a reputable light meter. Such fences shall be permitted to extend to the rear and side lines of the lot if, after investigation by the Planning Commission, it is the opinion of the Commission that such an enclosure shall not constitute a nuisance to abutting property. Said Commission opinion shall be in written form and shall be made a part of the Commission's Official Records.

(4) No obstruction between three (3) and eight (8) feet above the street level shall be placed or maintained within a triangular area bounded by the street property lines of the corner lot and a line connecting the points twenty-five (25) feet distant from the intersection of the property lines of such lot.

3-6-3 Intersections

Intersections shall be designed with adequate corner sight distance. Corner sight distance is defined as measured from a point on the centerline of the right-hand travel lane of the minor road at least fifteen (15) feet from the edge of a major road pavement and measured from a height of three and three-fourths (3 3/4) feet on the minor road to a height of object of four and one-half (4 1/2) feet on the centerline of the travel lanes of a major road. The corner sight distance for local and collector streets shall be a minimum of two hundred (200) feet. On arterial streets, corner site distance shall be three hundred fifty (350) feet. In addition to the corner sight distance requirement, no fence, wall, entrance, hedge, shrub planting, tree or other sight obstruction greater than two and one-half (2 1/2) feet above the pavement elevation shall be located within the triangular area formed by curb lines and a line connecting them at points thirty-five (35) feet from their point of intersection.

Along Goddard Avenue Only:

3-8-3 Applicability

This ordinance applies to the central business district on Goddard Avenue, from the north town limits to the south town limits, of Ignacio, Colorado. All new construction that becomes a business, conversions to business use of existing residences within this district, and remodels shall comply with this ordinance.

This ordinance does not apply to existing residences used exclusively as residences, nor to rentals used exclusively as residences.

Four or more rentals under the same owner constitute a business, therefore this ordinance applies to any conversions or remodels. Residences used for a business, such as day care, must comply. Residences used for living only, need not comply.

This ordinance applies to maintenance on pre-existing, non-conforming buildings and vacant lots

3-8-13. Walls, Fences and Landscaping

Walls shall be predominantly constructed of the same materials and in the same style as the building. Styles may be approved if they are complementary to the building's style. Chain link and wire fencing is not acceptable for street facing fences.

The height of the wall or fence shall not obscure the building facade on street-side(s). Generally, this would be considered as no higher than five (5) feet as measured from the bottom visible portion. All fences must follow town code with intersections requiring special considerations.

The appearance of the wall shall change every fifty (50) feet by six to eight inches (6-8") to avoid an uninteresting plane. Landscaping on top of, or over a wall is encouraged.

Landscaping may be used as an alternative to a wall where a barrier or mitigation is required. The owner of the property who puts in landscaping is responsible to maintain it in a manner that conforms to the purpose for which it was approved (as an example: as a barrier, a hedge might be used, but must not grow taller than 6 ft, the highest fence allowed by town code.)

CHAPTER V:
Building and Excavation Regulation

5-7 EXHIBIT B

5-7-1 Amendments, additions and deletions to the International Residential Code

(11) R404.1.1 Masonry foundation walls. Delete in its entirety. Substituting as follows:

Concrete masonry foundation walls shall be constructed in accordance with standards as approved by the Building Official, or as designed by a licensed design professional.

(12) R404.1.2 Concrete foundation walls Delete in its entirety. Substituting as follows:

Concrete foundation walls shall be constructed in accordance with standards as approved by the Building Official, or as designed by a licensed design professional

3-5-8 Table of Minimum and Maximum District Standard (Ordinance 250, September 9, 2007, Ordinance 255, October 10, 2007)

Type of Minimum	R-1	R-2	MH	B	I	A
Min land	6000 sf	6000 sf	6000 sf	6000 sf	6000 sf	2 ac
Minimum width	60'	50'	50'	50'	60'	150'
Minimum depth	100'	100'	100'	100'	100'	150'
Minimum front yard setback	20'	20'	20'	0'*	10'	25'
Minimum rear yard setback	10'*3	10'	10'*3	10*	10'	100'
Minimum side yard setback	6'	5'*2	5'*2	0'*	6'	25'
Minimum street Frontage for each lot	60'	50'	50'	50'	60'	150'
Minimum parking spaces per dwelling	2	2	2	note*4	2	2
Minimum open space required	50%	40%	40%	10%	20%	90%
Maximum height	30'	30'	30'	35'	35'	30'
Maximum lot Coverage by structure	30%	30%	30%	90%	60%	10%

* Refer to Chapter VI, Fire Regulations, 6-1 et al of the Municipal Code.

*2 Where more than one mobile home is located on a parcel, distance between mobile homes will be 10'. 7/11/00 Res 08-2000

*3 In the Candelaria Addition and Candelaria Heights Second Addition, 5' rear setbacks are allowed. 2-8-05 Ordinance 227 BECAUSE THEY ARE ON AN INACCESSIBLE EASEMENT.

*4 Refer to Development Standards 3-6-1 to 3-6-3 for parking, intersections, barrier requirements.

Administrative note: If garage or shed exists, minimum distance to main structure is 6' or multiple sheds must be placed a minimum of 2.5' apart, unless firewall construction is used.

Schedule 3B Fees and Fines

LAND USE FEES & FINES (rev September 2010) Effective 1-1-11

Date:

Attach to Building Permit or put in appropriate file

Type	Fee	Paid/Initial
Annexation Process	\$1,500.00	
Board of Adjustment Review	\$75.00	
Commercial Subdivision Unimproved		
Sketch Plan Review	\$500.00	
Peliminary Plat	\$500.00	
Final Plat	\$500.00	
Excavation and R.O.W. use Permit	\$25.00	
Impact Fees per Residential Dwelling		
Park	\$1,357.00	
Police	\$96.00	
Street	\$2,010.00	
Impact Fees per Commercial 1000sf		
Park	\$814.00	
Police	\$58.00	
Street	\$1,200.00	
Research Fee: Charge per hour plus mailing and copy fees	\$15.00	
Residential Subivision MINOR		
Sketch to Final Plat	\$700.00	
Residential Subivision MAJOR		
Sketch Plan Review	\$500.00	
Preliminary Plat	\$500.00	
Final Plat	\$500.00	
Subsequent phases, for each plat if engineering done in 1st phase	\$500.00	
Subsequent phases, for each plat if engineering review required	\$700.00	
Special Use Review	\$75.00	
Zoning		
Rezoning Request	\$300.00	
Amendment of Zoning Text	\$75.00	
Other		
ex: Temp Land Use, Ammended Plat	\$50.00	
Fines (Non-Compliance Municipal Code Chapter III)		
1st Offense	\$50.00	
2nd Offense	\$100.00	
3rd Offense	Court Determined	

Regulations for 3-6-3: Road Intersections Example



Site Plat Sketch

Please indicate North, as well as write in the margins which streets abut your property. Please Note: The town has easements five (5) feet from property line adjoining city property. Plans not taking the easements into consideration will be returned.

CALL 811 FOR LOCATES

