

Eagle Ranch

EAGLE, COLORADO

FENCE GUIDELINES FOR
MEADOWS
UPLANDS
HIGHLANDS
NEIGHBORHOODS

Updated October 2020

The Eagle Ranch Design Review Board has adopted the following language to replace the existing provisions previously adopted in The Meadows Design Guidelines, The Uplands Design Guidelines and The Highlands Design Guidelines. The three neighborhood fence guidelines have been combined into the guidelines below.

Delete **The Meadows Design Guidelines: 3.4.3 pg 25-26** and replace with the following;

Delete **The Uplands Design Guidelines: 2.2.12 pg 16-17** and replace with the following;

Delete **The Highlands Design Guidelines: 2.2.11 pg 8-9** and replace with the following.

Fences

The intent for fences in The Meadows, The Uplands and The Highlands neighborhoods is to enclose specific use areas within individual home sites while retaining the open character of home sites and neighborhoods.

- 1) Fences shall be made of the approved design types and materials. See sample images attached to these guidelines. Other fence styles may be approved at the discretion of the DRB.
- 2) The total fenced area on the home site may enclose up to 15% of the lot area, but not more than 5,000 square feet.
- 3) Fences may not be placed on property lines, outside the platted Building Envelope or within designated side yard and rear yard setback areas.
- 4) Side yard fences must be recessed a minimum of 15' from the front of the house. At corner home sites, side street fences should be setback a minimum of 15' from the property line facing sides of the house.
- 5) Front yard fences are not allowed.
- 6) Fences must attach to the house and be compatible with the architecture of the house. No concrete, masonry, chain link, or plastic fences are allowed.
- 7) The height of the fence may not exceed 42 inches except for dog runs, sound and headlight attenuators, or pool enclosures. Fences with heights of more than 42 inches but less than 6 feet can create an entrapment hazard for wildlife (particularly young deer and elk) and thus, are not permitted except for the listed exceptions.
- 8) Sound and headlight attenuation fences are only allowed for properties that have yards that back to busy roads and at the discretion of the DRB. These fences may be solid up to six feet above grade, but preferred to have the top 12 inches of an open lattice or other partially open treatment and must be of an approved design. Evergreen landscaping shall be provided to screen and soften the fences.
- 9) Pool fences shall comply with the international building code for height and perimeter location. Fence shall not be permitted beyond the side yard or rear yard setbacks. Design materials must comply with these fence guidelines.
- 10) Dog run fences are permitted to enclose a maximum of 500 sf and have a maximum height of 72 inches with the top 12 -24 inches having lattice or other partially open treatment. The location of the dog run is strongly encouraged to be in the rear yard and not in the side yard.

11) Gates must be provided for emergency access to side and rear yard fenced areas as approached from both sides of the residence.

Submitted by the Eagle Ranch Design Review Board October 20, 2020

Eagle Ranch DRB– Sample Fence Styles * – October 2020

	
<p>Dimensional post and rail split rail with hardware fabric</p>	<p>Split Rail with hardware fabric</p>
	
<p>Dimensional post and rail with hardware fabric</p>	<p>Cedar Picket double sided- single sided allowed also- dog eared pickets</p>
	
<p>72" cedar painted backs to Eagle Ranch Road- one sample</p>	

*other styles may be approved by the DRB