

CHERRY HILLS VILLAGE

COLORADO

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FENCES, WALLS AND BERMS REQUIREMENTS

This handout provides a summary of building requirements for fences, walls and berms in Cherry Hills Village. Please refer to Chapters 16 & 18 of the Municipal Code for the complete set of requirements. For assistance or additional information please contact the Cherry Hills Village Community Development Department at 303-783-2721 or visit the City's website at www.CherryHillsVillage.com.

What Requires a Permit?

1. Fences, walls and berms greater than three (3) feet in height above the natural grade.
2. All retaining walls.

Fence and Wall Permit Submittal Requirements

1. Two copies of a scaled site plan (no larger than 24" x 36" in size) showing the following:
 - a. Property boundaries based on an accurate survey.
 - b. Location of the fence or wall to be constructed and all other site improvements.
 - c. Edge of all roadways adjacent to the property if applicable.
 - d. One-foot elevation contours in NAVD 88 datum if the fence is proposed on or across a berm or other unnatural grade.
 - e. Landscaping in conformance with Section 16-16-40(2) of the municipal code if the fence or wall is adjacent to a public roadway, greater than forty-eight (48) inches in height from natural grade and less than fifty percent (50%) open.
 - f. 50-foot sight triangles from the road edge if the property is on a corner lot.
 - g. The location of any area of special flood hazard based on the most recent FIRM map.
2. Scaled elevation drawing of the fence indicating the overall height, height above natural grade and the percent openness of the fence, if applicable.
3. Approval letter from South Metro Fire Rescue Authority for vehicle access gates.

Retaining Wall Permit Submittal Requirements

1. Two copies of a scaled site plan (no larger than 24" x 36" in size) showing the following:
 - a. Property boundaries.
 - b. Location of retaining wall or walls to be constructed and all other site improvements.
 - c. One-foot elevation contours in NAVD 88 datum showing the existing grade (natural grade if different from existing) and elevation at the top of the proposed wall.
 - d. The location of any area of special flood hazard based on the most recent FIRM map.
2. Two copies of stamped structural plans for the footings and wall if over four (4) feet in height or supporting a surcharge or impounding class I, II or III-A Liquids.

Berm Permit Submittal Requirements

1. Two copies of a scaled site plan (no larger than 24" x 36" in size) showing the following:
 - a. Property boundaries.
 - b. Location of the berm to be constructed, including the width, height (in NAVD 88 datum) and length of the proposed berm.
 - c. Proposed landscaping on and around the berm.
 - d. 50-foot sight triangles from the road edge if the property is on a corner lot.
 - e. The location of any area of special flood hazard based on the most recent FIRM map.

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2. One copy of a survey showing the height of the preconstruction grade in NAVD 88 datum.
3. A description and source of the materials used to form the berm.
4. A description of any potential modification or redirection of the preconstruction or historic surface drainage patterns as a result of the proposed berms.
5. Construction staging and sediment control plan (see Section 18-10-40 of the Municipal Code for complete construction staging requirements).

Building Permit Fees

The following tables summarize the building permit fees for fences, walls and berms. Please refer to Chapter 18 of the Municipal Code for the complete set of requirements.

Review Fees

Fences, Walls and Berm	No Fee
Retaining Walls	\$150.00 per hr, Minimum 1 Hr

Building Permit Fees for Fences, Walls and Berms

\$1.00 to \$2,000.00	\$20.00
\$2,001.00 and up	1% of Valuation

Use Tax (Paid to Arapahoe County)

.25% of ½ the Valuation

Fences, Wall and Berm Regulations

The following is a summary of the primary zoning requirements for fences, walls and berms. Please refer to Chapter 16 of the municipal code for the complete set of requirements.

Fences and Walls Not Parallel to an Adjacent Roadway

1. 6-foot height limit from natural grade.
2. Columns and light fixtures attached to a column may exceed allowed height by two (2) feet.
3. For fences on top of berms, the height of such fences shall be the sum of the fence and berm above the natural grade.
4. Up to two (2) gates for vehicular access may exceed the applicable height standard, so long as such gates do not exceed ten (10) feet in height, eighteen (18) feet in width and each gate is not more than twenty-five percent (25%) solid.
5. Up to one (1) gate along each property line, other than the front property line, may exceed the applicable height standard, so long as such gates are not more than two (2) feet greater than the applicable height standard and four (4) feet in width.

Fences and Walls Parallel to an Adjacent Roadway

1. 6-foot height limit from natural grade. If adjacent to a state highway, fences height may be up to 8 feet above natural grade.
2. Fences greater than forty-eight (48) inches in height and less than fifty percent (50%) open must comply with option "a" or "b" below:
 - a. Select any two (2) of the following:
 1. Set back at least twenty-five (25) feet from the edge of an adjacent paved roadway or forty (40) feet from the center line of any unpaved right-of-way.
 2. Landscaping between the fence and roadway with trees at a density of one (1) tree for every twenty (20) to thirty (30) feet of fence (see Section 16-16-10(d)(6) for planting requirements).
 3. Cover at least twenty-five percent (25%) of the fence roadside surface area with vegetation immediately adjacent to the fence surface.
 - b. Indent at least twenty-five-percent (25%) of the fence with each indentation between fifteen (15) to twenty-five (25) feet in width and at least four (4) feet in depth and plant at least two (2) trees or evergreen shrubs (see Section 16-16-10(d)(6) for planting requirements).

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3. Columns and light fixtures attached to a column may exceed allowed height by two (2) feet.
4. For fences on top of berms, the height of such fences shall be the sum of the fence and berm above the natural grade.
5. Up to two (2) gates for vehicular access may exceed the applicable height standard, so long as such gates do not exceed ten (10) feet in height, eighteen (18) feet in width and each gate is not more than twenty-five percent (25%) solid.
6. Up to one (1) gate along each property line, other than the front property line, may exceed the applicable height standard, so long as such gates are not more than two (2) feet greater than the applicable height standard and four (4) feet in width.

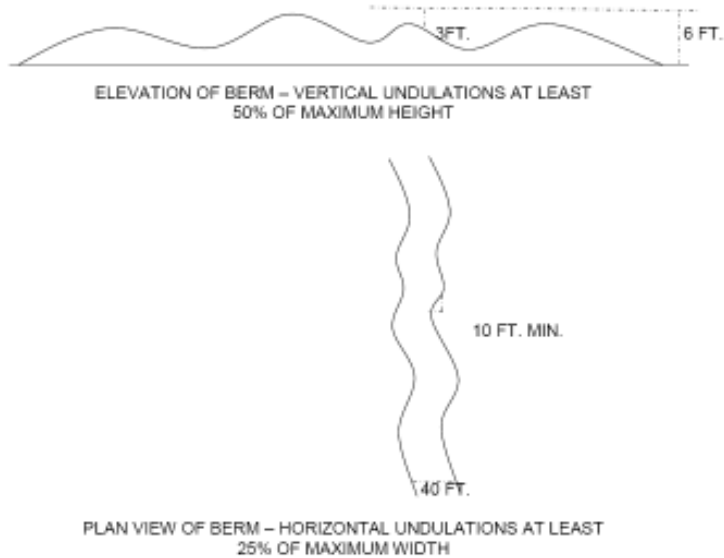
Retaining Walls

1. Retaining walls shall be set back from any lot line a minimum distance calculated using the Minimum Setback formula: $(4 \times \text{the height of the retaining wall}) / 3$.
2. For retaining walls located outside of a building envelope, the maximum height shall be six (6) feet measured from natural or finished grade, whichever is more restrictive.
3. For retaining walls located within a building envelope, the maximum height shall be equal to the maximum height allowed for the structure or accessory structure with which the retaining wall is located.
4. Retaining walls must be tiered if they are more than six (6) feet in height measured from finished grade. No individual tier shall exceed six (6) feet as measured from finished grade.
5. For tiered retaining walls, the height used to determine the Minimum Setback shall be the tallest point of the combined height of all tiers and the setback shall be measured from the closest point of the tiered retaining wall to the lot line.
6. For fences constructed on top of retaining walls, the top of such fences shall not exceed six (6) feet measured from the natural grade or finished grade, whichever is more restrictive. Fences that are parallel and adjacent to State highways shall not exceed eight (8) feet measured from the natural grade or finished grade, whichever is more restrictive.
7. Retaining walls located within a building envelope that require a guard shall not exceed the minimum height required for a guard as defined in Chapter 18 of the municipal code.
8. For guards required on top of retaining walls that are over six (6) feet in height, such guards must be constructed so that they are at least fifty percent (50%) open in their vertical surface as viewed perpendicular to the guard.

Berms

1. Berms adjacent to a public street may be up to six (6) feet in height from natural grade or the centerline of an adjacent public street, whichever is less.
2. Berms adjacent to a rear or side lot line and not adjacent to a public street may be up to four (4) feet in height.
3. Berms shall not exceed a maximum slope of four (4) units horizontal to one (1) unit vertical (4:1 slope).
4. Berms shall not exceed fifty-two (52) feet in width at the base of the berm along the preconstruction grade.
5. No building or structure of any kind or type is permitted upon or within any berm.
6. Within ninety (90) days of completion of final grading, berms must be covered with grasses, groundcovers, rock, mulch or other landscaping sufficient to prevent erosion.
7. Berms must connect into existing grades at their perimeter to ensure that berms appear natural.
8. Berms must have both horizontal and vertical undulations so that the sides and top of the berm form a meandering pattern. Vertical undulations must be at least fifty percent (50%) of the maximum height, and horizontal undulations must be at least twenty five percent (25%) of the maximum width.

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Visibility at Intersections

No fence, wall or berm shall be allowed to impede vision between a height of two and one-half (2 ½) feet and ten (10) feet above the centerline grades of an intersecting street in the area bounded by a site triangle of fifty (50) feet.

