

**CITY OF FRUITA
FENCE REGULATIONS**

17.07.070(H.) Fences. *The purpose of this Section is to ensure fences erected within the city do not impede traffic safety, do not conflict with applicable codes, and impose no deleterious effect on any neighborhood. A Planning Clearance shall be required before erecting, moving or altering a fence in the city. Fences shall conform to the following requirements:*

1. No fence shall be erected in such location upon any lot or property in a manner constituting a traffic hazard because of obstruction of view. The City of Fruita Design Criteria and Construction Specifications Manual and the City of Fruita Land Use Code shall be used as the criteria for determining compliance. No fence shall be constructed to within four (4) feet of or prevent access to any fire hydrant, utility pedestal, vault, cabinet, or similar feature.
2. Fences shall be constructed of durable materials, which may include but are not limited to, wire (e.g., chain link), vinyl-coated wire, wrought iron, wood, extruded plastic (e.g., from fence manufacturer), and other materials similar in appearance and durability. Unacceptable materials that are visible to the public include: glass, tires, razor wire, barbed wire and/or concertina wire, junk, and any material that presents a public health or safety hazard.

The prohibition on razor wire, barbed wire, concertina wire and similar wire fences does not apply to the Industrial zone provided that there are no more than three (3) strands or one (1) coil of wire atop a fence and the fence is located at least five (5) feet from the public right-of-way. The wires are not counted in the height calculation. Electric and barbed wire fencing is allowed in zones which allow large animals (such as horses, cows and sheep) only when properly installed and necessary to contain large animals, and the fence must be located no closer than ten (10) feet to the public right-of-way.

3. There shall be no fence or wall erected which exceeds six (6) feet in height as measured from the natural grade except as permitted in subsection 6 below. Where the city has approved construction of a retaining wall, the height of the retaining wall shall not be included in the height of the fence. An increase of up to two (2) inches is allowed when spacing for drainage under a fence is needed.
4. Except as allowed for corner lots (subsection 5 below), fences in the required front yard setback shall not exceed thirty-six (36) inches in height however, such fences may be increased to forty-eight (48) inches maximum height if the fence material is at a ratio of not less than half open space to half closed space for every square foot for that part of the fence extending above thirty-six (36) inches in height. Examples of fence types that would typically comply include: chain link, picket, split rail, and similar fences.
5. On corner lots, solid fences up to six (6) feet in height within a front yard setback may be permitted on one street frontage provided the fence conforms to the required clear sight triangle.
6. Fences in excess of six (6) feet shall comply with applicable building codes, design standards, and all required setbacks for primary buildings, as applicable. Fences in I zones may exceed six (6) feet as provided for in subsection 2 above.
7. Fences in zones which permit a zero building setback must meet design standard requirements of Chapter 11 of this Title.
8. A gated fence across a driveway must be designed so that the longest vehicle using the driveway can completely clear the traveled way of the public street when the gate is closed.
9. Where a fence is proposed in conjunction with a development or change in use, the location, height, materials, and detailing of the fence may be subject to other requirements or limitations to ensure consistency with the purposes of this Title.
10. All fences shall be properly maintained by the owner so as to not become a public nuisance or hazard.

17.07.070(K.) Storage of Motor Vehicles and Building Materials in Yards; Derelict or Abandoned Automobiles.

1. *No portion of any required residential front yard or any portion of a residential side yard on the street side of a corner lot shall be used for the permanent storage of a trailer, airplane, boat (or parts of any of the foregoing), recreational vehicles, travel trailers, campers or building materials. Permanent storage, as used in this subsection, means the location of the above-mentioned items for more than forty-eight (48) hours during any seven (7) day period in the required front or side yard.*
2. *Permanent storage of a trailer, airplane, boat, recreational vehicle, travel trailer, truck camper, camper (or parts of any of the foregoing) within required side yards shall be screened from the abutting property with a sight-obscuring fence, wall, landscaping, or combination of these features at a minimum height of six (6) feet.*

17.43.060(B.7) *No more than one (1) access shall be allowed to any parcel or lot having an area of one (1) acre or less. Additional accesses to parcels or lots having an area of greater than one (1) acre shall be subject to all of the provisions of Chapter 17.07 and this Chapter 17.43.*