



## Zoning - Fences and Walls

Use this guide for obtaining a zoning permit for fences or walls, including retaining walls.

### Contact info

**Zoning Permitting**

720.865.3000  
zoning.review@denvergov.org  
201 W Colfax Ave  
Denver, CO 80210  
2nd Floor

### Fence and Wall Matrix

Zone District (See DZC Articles 3-9)	Forward of the Primary Facade*	Behind the Primary Facade*
Residential	4' Max Height Allowed (See DZC 10.5.5.2)	6' Max Height Allowed (See DZC 10.5.5.2)
Non-Residential	4' Max Height Allowed (See DZC 10.5.5.2)	6' Max Height Allowed (See DZC 10.5.5.2)
Over-Height Fence or Wall	Anything over 4' forward of the primary facade	Anything over 6' behind the primary facade
	Any fence over 6' behind the primary facade or over 4' forward of the primary facade will require a pre-application meeting and additional review for zoning compliance.	
	Within Setback	Outside Setback
Industrial	7' Max Height Allowed (See DZC 10.5.5.2)	10' Max Height Allowed (See DZC 10.5.5.2)

\* Primary façade means the building facing the primary street. For corner lots on oblong blocks, the primary street abuts the longer side of the block. See also Zoning Tip Sheet #4 Determining the Zone Lot.

## Step-by-Step Guide

### 1 Getting Started

- Understand what the zoning allows for your property by using the [denvergov.org/zoning](http://denvergov.org/zoning) website.
- See section [10.5.5 Fences and Walls](#) of the Denver Zoning Code for standards and requirements.

### 2 Submit Application Package

- Prepare a detailed site plan (and elevations if proposing an over-height fence or wall) and a completed application (pages 2-3).
- Submit your complete application package in person or by email.
- When your application package has been received, staff will review for completeness.
- If your package is incomplete, you may receive a request for additional information. Review will not begin until a complete package is received.

[www.denvergov.org/developmentservices](http://www.denvergov.org/developmentservices)



## Zoning - Fences and Walls

### Step-by-Step Guide - Continued

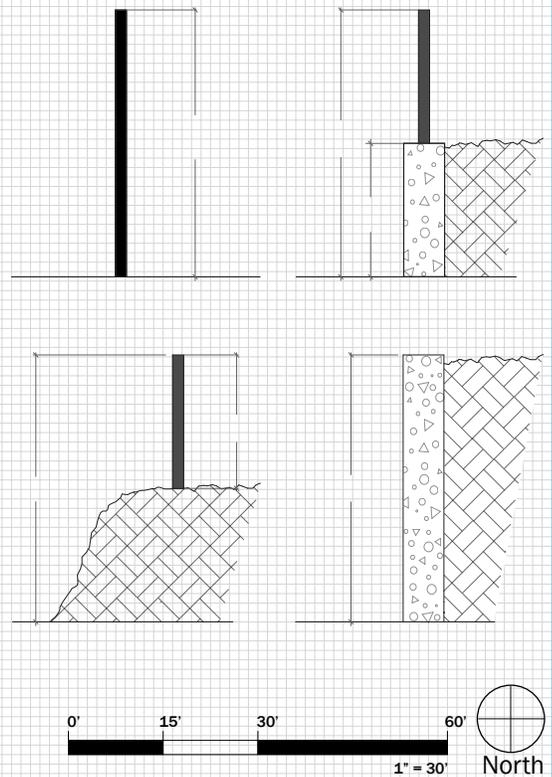
#### 3 Staff Review and Customer Re-Submittal, as required

- Staff will review for zoning compliance.
- Staff may contact you for additional information.
- Staff may ask you to revise and re-submit in order to comply with the zoning code.

#### 4 Approval and Next Steps

- Once approved and all fees have been paid, you will receive a zoning permit.
- A building permit, if required, must be obtained within 180 days for the construction of the project; otherwise the zoning permit is invalid. If you do not obtain a required building permit in the 180-day time period, you will have to re-apply for a zoning permit. Note that a building permit is not always required for a fence or wall - see Denver Bldg Code, 130.3.
- OTHER STEPS: Zoning is often just one step for a complete project review. Please check for applicability of the city's Landmark, Building, Transportation, Wastewater, Fire, and Excise & License rules.

#### SITE PLAN





## Zoning - Fences and Walls - Application

SUBJECT PROPERTY INFORMATION	
Property Address	
Zone Lot Legal Description (Lot and Block or Metes and Bounds) if available	
Zone District	
Please provide description of proposed fence/walls, including height, materials, and location	
Current Use(s) of Property (e.g., single family home, duplex)	
Property Owner	Name: _____ Phone: _____
	Address: _____
	City: _____ State: _____
	Email: _____ Zip: _____
APPLICANT INFORMATION (IF NOT PROPERTY OWNER)	
Title or Interest in property and building, check one	Lessee <input type="checkbox"/> Agent <input type="checkbox"/> Other: _____
Applicant	Name: _____ Phone: _____
	Address: _____
	City: _____ State: _____
	Email: _____ Zip: _____



## Zoning - Fences and Walls - Application

Continued

FENCE OR WALL PROPOSAL	
<b>Request - check all that apply</b>	<input type="checkbox"/> Fence or Wall only <input type="checkbox"/> Retaining wall only <input type="checkbox"/> Fence on a new retaining wall <input type="checkbox"/> Fence on an existing retaining wall <input type="checkbox"/> Overheight Fence or Wall
<b>Fence or Wall Materials - check all that apply:</b>	<input type="checkbox"/> Wood <input type="checkbox"/> Composite material <input type="checkbox"/> Brick <input type="checkbox"/> Masonry <input type="checkbox"/> Metal/iron bars (ornamental fence) <input type="checkbox"/> Textured or aggregate concrete <input type="checkbox"/> Chain link or wire mesh <input type="checkbox"/> Industrial zone district only: Barbed wire or razor wire (only allowed if approved by Building/Fire Dept) <input type="checkbox"/> Other material not listed, requesting approval by Zoning Administrator - please include a detailed description and images of the material requested <input type="checkbox"/> Other: (please describe) _____ _____ _____
<b>If Industrial Zone District:</b>	<input type="checkbox"/> Inside the setback area, 7' or lower <input type="checkbox"/> Inside the setback area, over 7' (ZPIN process is required) <input type="checkbox"/> Outside the setback area, 10' or lower
<b>Lot Type</b>	<input type="checkbox"/> Interior lot <input type="checkbox"/> Corner lot <input type="checkbox"/> Double street frontage ( frontyard and back yard abut a public street) <input type="checkbox"/> Frontage of 3 or more streets (do not complete sections below)
<b>Height</b>	Height forward of the primary facade: _____   Height behind the primary facade: _____
VALUATION	
Estimated Value (to the nearest dollar): \$ _____ .00	
ATTACHMENTS	
Submit all of the following (staff may request more information depending on the project):	<input type="checkbox"/> Completed Application <input type="checkbox"/> Site Plan showing all abutting streets/alleys, existing structures, and the proposed fence/wall location and height - required for all lots. Elevations may be required for "over-height" fences and walls.
SIGNATURE REQUIRED	
By my signature, I attest to the best of my knowledge and belief, that the information stated in this application and in all supporting plans and documents is true and accurate.	
Signature (Owner or Representative) _____	
Full Name (Print) _____	Date _____