

Eagle Ranch Fencing Guidelines

Extracted from the Eagle Ranch Design Guidelines

4.9 Fencing

The intent for fences is to enclose specific use areas within individual home sites while retaining the open character of home sites and neighborhoods. Material substitutions may be approved in cases where the alternative offers an increased level of wildfire protection but that do not significantly alter the architectural appearance.

1. Fences shall be made of the approved design types and materials.
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 Limits of Disturbance, 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 chain link, or plastic fences are allowed.
7. The height of the fence may not exceed 42" except for dog runs, sound and headlight attenuators, or pool enclosures. Fences with heights of more than 42" but less than 6' 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 6' above grade, but are preferred to have the top 12" 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. Fences 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" with the top 12 -24" 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.

**Please reference Appendix K for sample fence style images. **