THE KEN-CARYL RANCH VALLEY

FENCING GUIDELINES

REVISED May 2016

These guidelines supersede all other fencing guidelines for the Ken-Caryl Ranch Valley.

The Valley
Fencing Guidelines

INTRODUCTION

Fences and walls are both architectural and landscape architectural design elements, depending on how they are used. Fencing generally serves three functions: it

- creates outdoor areas or spaces
- protects what it surrounds
- defines spaces such as entrance ways

Too much fencing can have the same ill effects on the landscape as too little fencing.

It is important that fences and walls be carefully considered with design elements that:

- Relate directly to the architecture in terms of materials, color and detail.
- Relate to the placement and massing of landscape architectural materials and land forms.

As a fence is moved farther from the house itself, it should become more transparent, lower in height, and less architecturally related to the house.

DEFINITIONS

"Guidelines" shall describe the language by which installations should generally conform; whenever there is a question of conformance, the decision of the Architectural Committee shall control.

LARGE LOT NEIGHBORHOOD FENCING – *Drawing on page 6*
(Manor Ridge, Barrington Ridge, Carriage Hill and Deerwood Vista)

Land use type: Estate Residential (R-1 K/C)
12,500 sq. ft. minimum lot size.

Privacy Fences – *Drawing on page 12*

Privacy fences (5 ft. high) may be installed anywhere in an envelope defined as 35' into the rear yard from the dwelling unit and 25' into the side yard from the dwelling unit.

This fence may not be installed anywhere within 15' of the front of the house and may not come within 25' of any property line.

Transparent Fences – *Drawings on pages 9 and 10*

Open rail or transparent fences may be installed along any side or rear property line but may not extend beyond the front of the dwelling unit into the front yard at any location.

Dog Runs

An 8'x 16' dog run may be constructed as a privacy fence or as a transparent rail fence and may be constructed anywhere within the privacy fence envelope, but must be attached to either the dwelling unit or the fence.

MEDIUM LOT NEIGHBORHOOD FENCING - *Drawing on page 7*
(Legacy, Bradford Place and Eagles Pointe)

Land use type: Detached Residential (R-1b K/C)
7,200 sq. ft. minimum lot size.

Privacy Fences – *Drawing on page 12*

Privacy fences (5 ft. high) may be installed anywhere in an envelope defined as 25' into the rear yard from the dwelling unit and up to the property line at the side yard of the dwelling unit. This fence may not be installed anywhere within 8' from the front of the dwelling unit and may not come within 20' of the rear property line. Fences installed along greenbelt areas or on corner lots must be of the transparent design.

Transparent Fences – *Drawings on pages 9 and 10*

Open rail or transparent fence may be installed along any side or rear property line but may not be installed within 8' of the front of the dwelling.

Dog Runs

An 8'x 16' dog run may be constructed as a privacy fence or as a transparent rail fence and may be constructed anywhere within the privacy fence envelope, but must be attached to either the dwelling unit or to the fence.

SMALL LOT NEIGHBORHOOD FENCING
(Heirloom, Shaffer Hill, Stratford Farms, Deer Creek, Retreat, Stallion Pointe, Colony, Shavano, Traditions, Bridle Gate and Wynterbrooke)

Small Lot Neighborhoods – *Drawing on page 8*

Land use type: Mixed Use (R-2)
4,000 sq. ft. minimum lot size.

Privacy Fences – *Drawing on page 12*

Privacy fences (5 ft. high) may be installed on the side and rear property lines. This

fence may not be installed anywhere within 8' of the front of the house. Fences installed along greenbelt areas must be of the transparent design.

Transparent Fences – *Drawings on pages 9 and 10*

Open rail or transparent fence may be installed along any side or rear property line but may not be installed within 8' of the front of the house.

Dog Runs

An 8'x 16' dog run may be constructed as a privacy fence or as a transparent rail fence and may be constructed anywhere within the privacy fence envelope, but must be attached to either the dwelling unit or the fence.

ATTACHED HOUSING NEIGHBORHOOD FENCING
(The Enclave)

Land use type: Mixed Use (R-3)
Density 15 dwelling units per acre

Privacy Fences – *Drawing on page 12*

Privacy fences (6 ft. high) may be installed off of a rear patio but must be attached to the dwelling unit.

This fence must be constructed as an architectural element of the dwelling unit and therefore must be detailed and sided with the same materials used on the dwelling unit.

This fence may be installed no more than 12 feet from the dwelling unit and not wider than the dwelling unit itself.

Transparent Fences

Dwelling unit fencing in these neighborhoods is for privacy only, and therefore, no transparent fences shall be constructed.

Dog Runs

There shall be no dog runs constructed in this neighborhood type.

OVERALL GUIDELINES

Rail fencing along Valley Parkway must remain.

All fences shall meet these guidelines in addition to those specific to the individual neighborhoods.

Each fence design must be developed within the context of the proposed architectural theme and landscape palette. Landscape elements should be considered wherever possible to soften fences and walls and provide variety to long fence lines. Fences should follow slope angle where there is a grade break. Grade breaks can be used as landscape accents in long lines.

The degree to which a fence is "open" or "opaque" is a function of its use. The need for privacy (opaque – *see drawing on page 12*) must be balanced with requirements for light, air and views (transparent – *see drawings on pages 9 and 10).*

Long lines of unbroken fences and walls should be avoided. Fences and walls should always have a space in front for landscape. A sidewalk should never directly abut a fence, but must have a minimum of 36" of landscaped area separating them. Double fencing is not permitted.

Gates installed adjacent to the Valley Parkway must match attached fencing in design and be submitted for architectural review.

Fence support piers/posts should be well defined and in scale with the purpose and context of the fence.

Use rough sawn wood; no dimensional lumber.

There shall be no use of chain link, electric, barbed or barb-less wire fencing for neighborhood and individual lot fencing.

Where rear yards are adjacent to open space easements, fence design is important. Fences should be 42" high (maximum 48"). Rear yard fences of adjacent residential units must conform to the style for that particular project.

Rear yard and exterior side fences adjacent to the Valley Parkway must be designed as part of the neighborhood fence program.

Swimming pool fences are considered a special application. For sports facilities see Section 2.40. The fencing should be designed within the guidelines for that neighborhood, but because of special requirements of Jefferson County these fences will be dealt with on a case by case basis.

VALLEY STANDARD

Standard designs have been adopted in both post and rail and pilaster and rail systems.

Wood may be left natural, protected with a clear wood finish or stained with a color to be approved by the Architectural Committee. This applies to new and existing fences.

THEME FENCING

Deer Creek – *Drawing on page 13*

Picket fencing between homes shall be painted white wood; prefabricated plastic fencing shall also be white.

Shaffer Hill/Stratford Farms – *Drawing on page 14*

Picket fencing between homes shall be wood and shall remain natural and unfinished.

REVIEW/APPROVAL

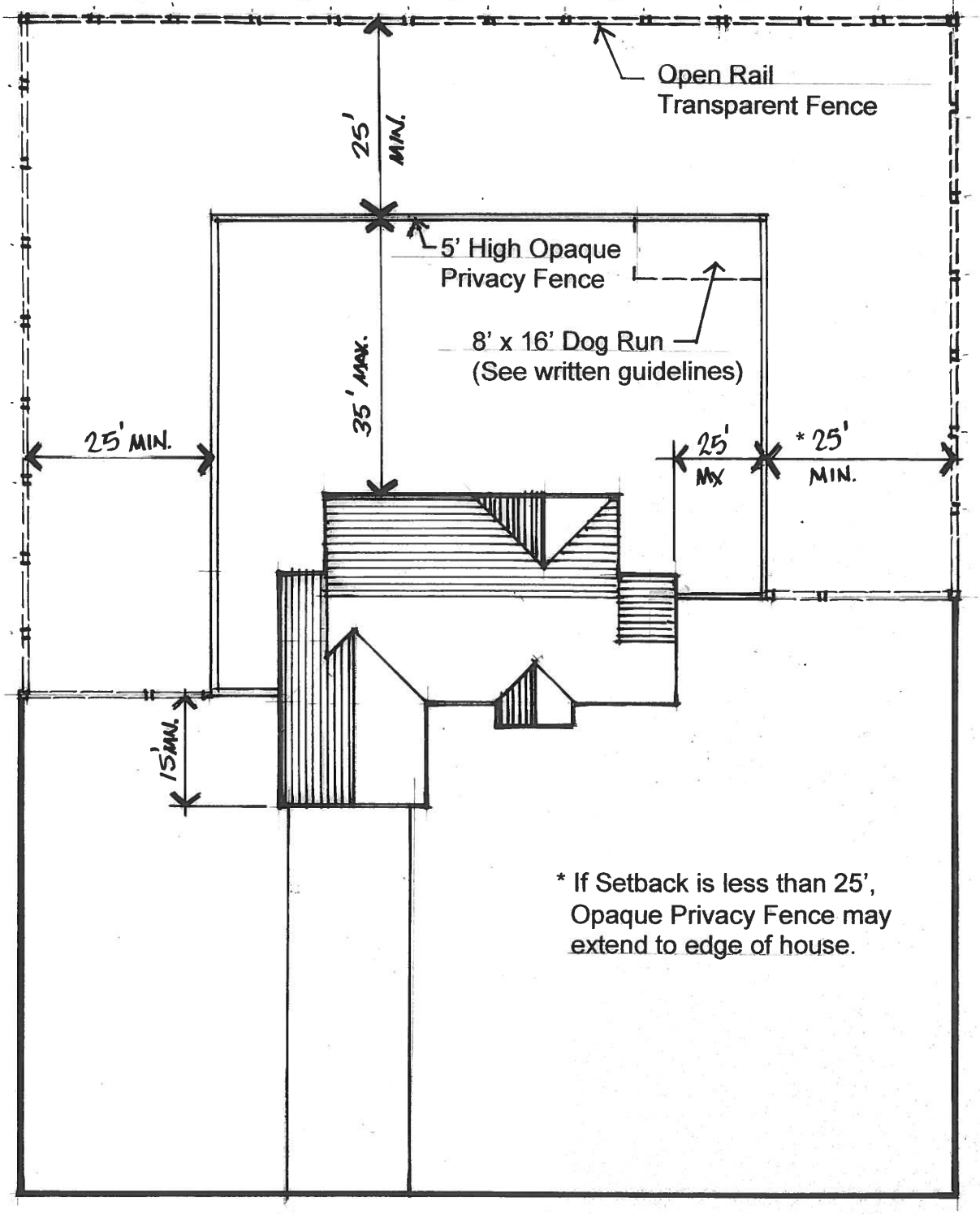
A scale drawing of proposed fencing to be installed shall be submitted to the Ken-Caryl Ranch Master Association Architectural Committee for review prior to fabrication and installation.

The drawing submitted needs to include:

A site plan of the entire lot indicating walks, house, streets and proposed placement of the fence. The fence should be dimensioned, and, if more than one type of fence is proposed, the site plan should indicate a clear definition of each fence type's location.

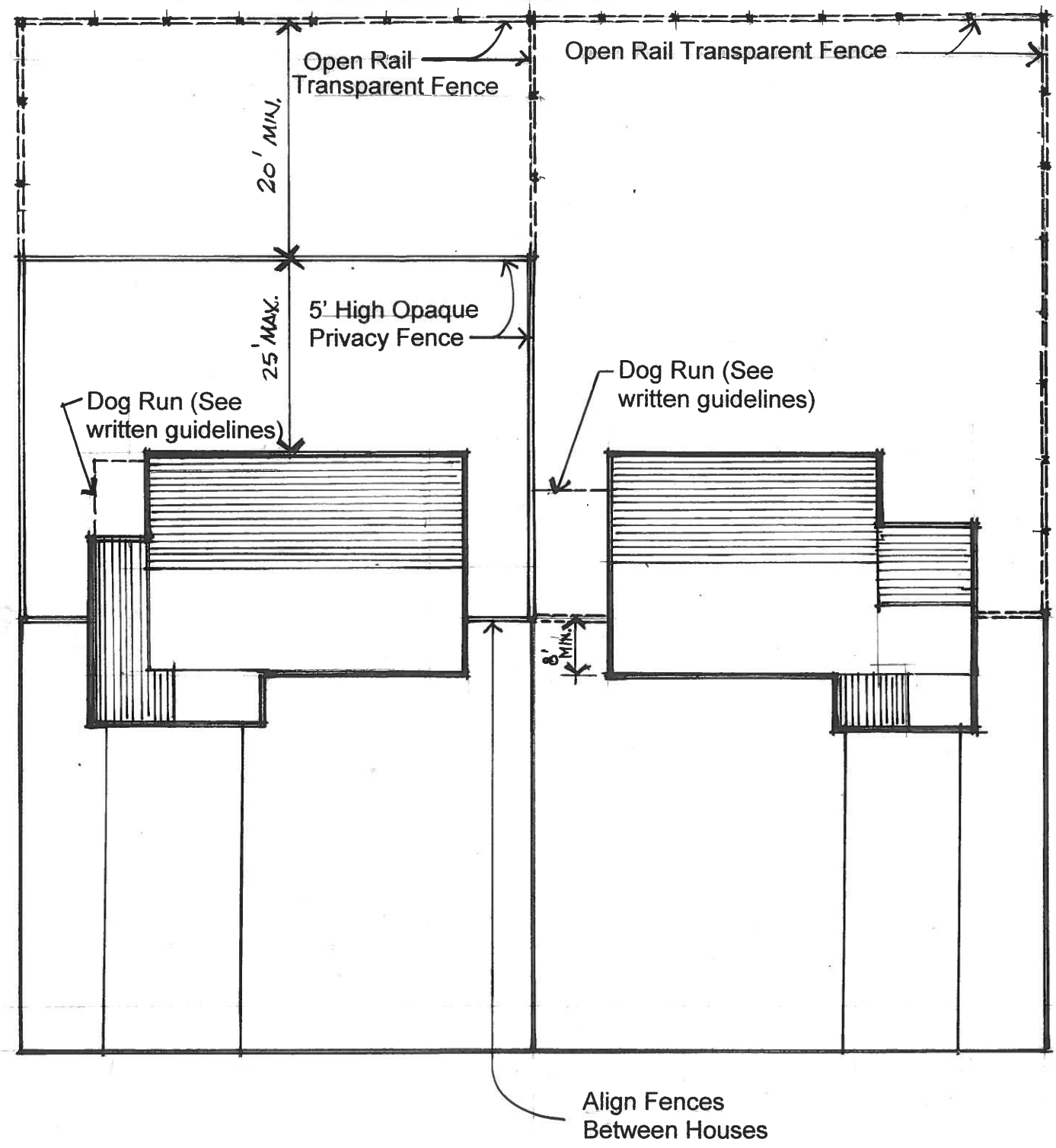
LARGE LOT FENCING

Manor Ridge, Barrington Ridge, Carriage Hill, Deerwood Vista



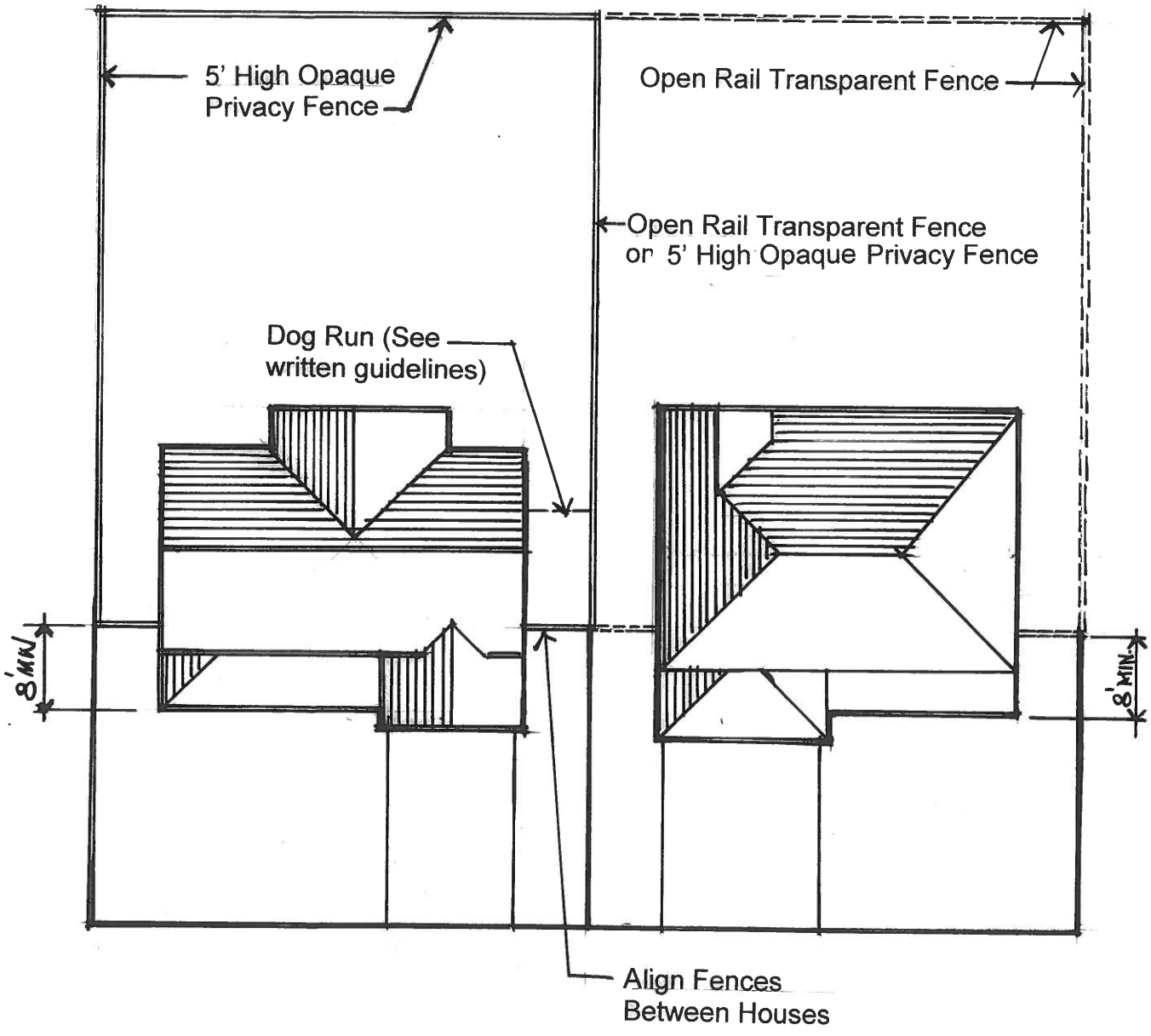
MEDIUM LOT FENCING

Legacy, Bradford Place, Eagles Pointe

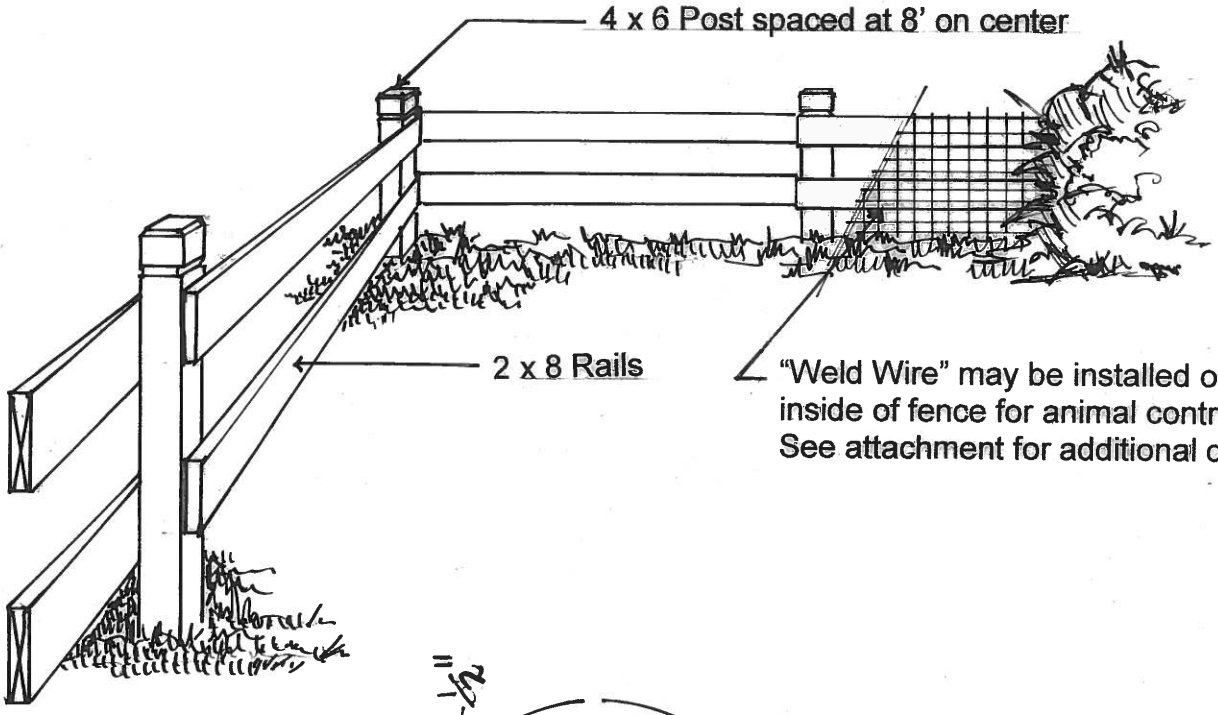


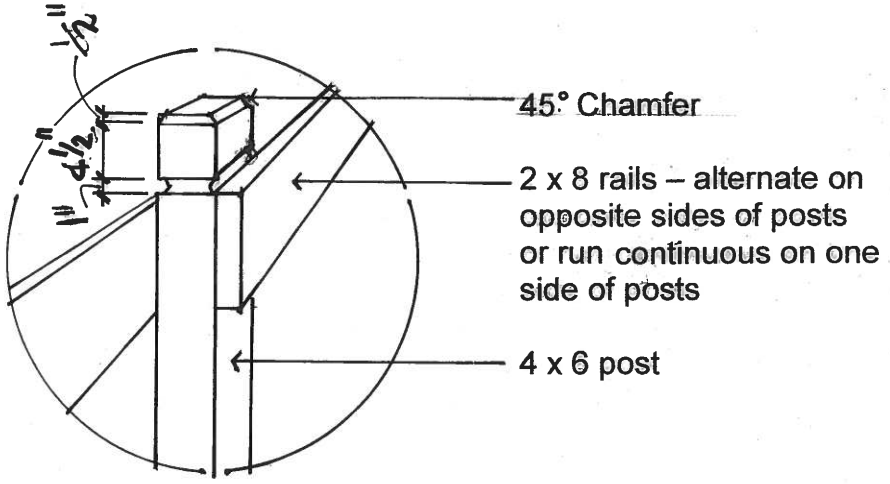
SMALL LOT FENCING

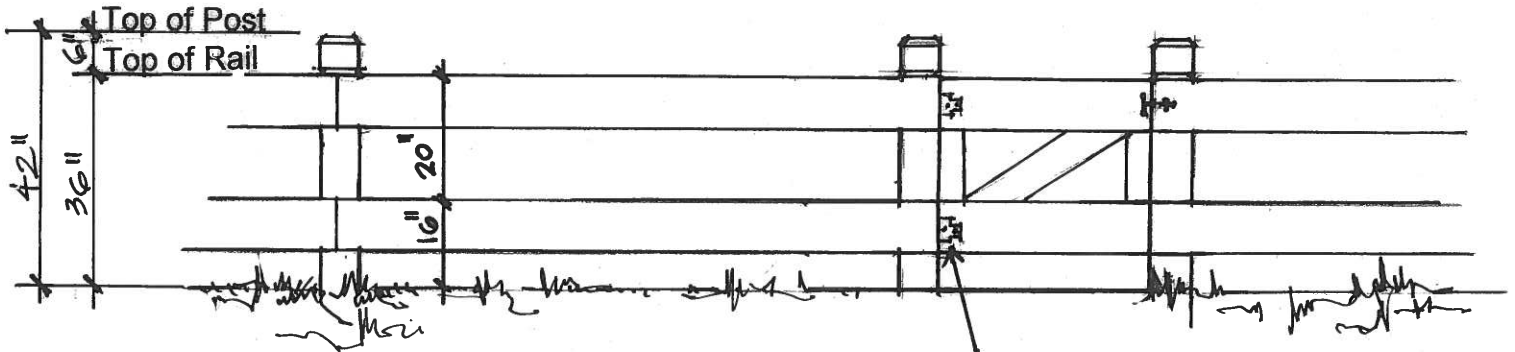
Heirloom, Shaffer Hill, Stratford Farms, Deer Creek, Retreat, Stallion Pointe, Colony, Shavano, Traditions, Bridle Gate, Wynterbrooke



VALLEY STANDARD TYPE 1
(OPEN RAIL TRANSPARENT FENCE – 2 RAIL)

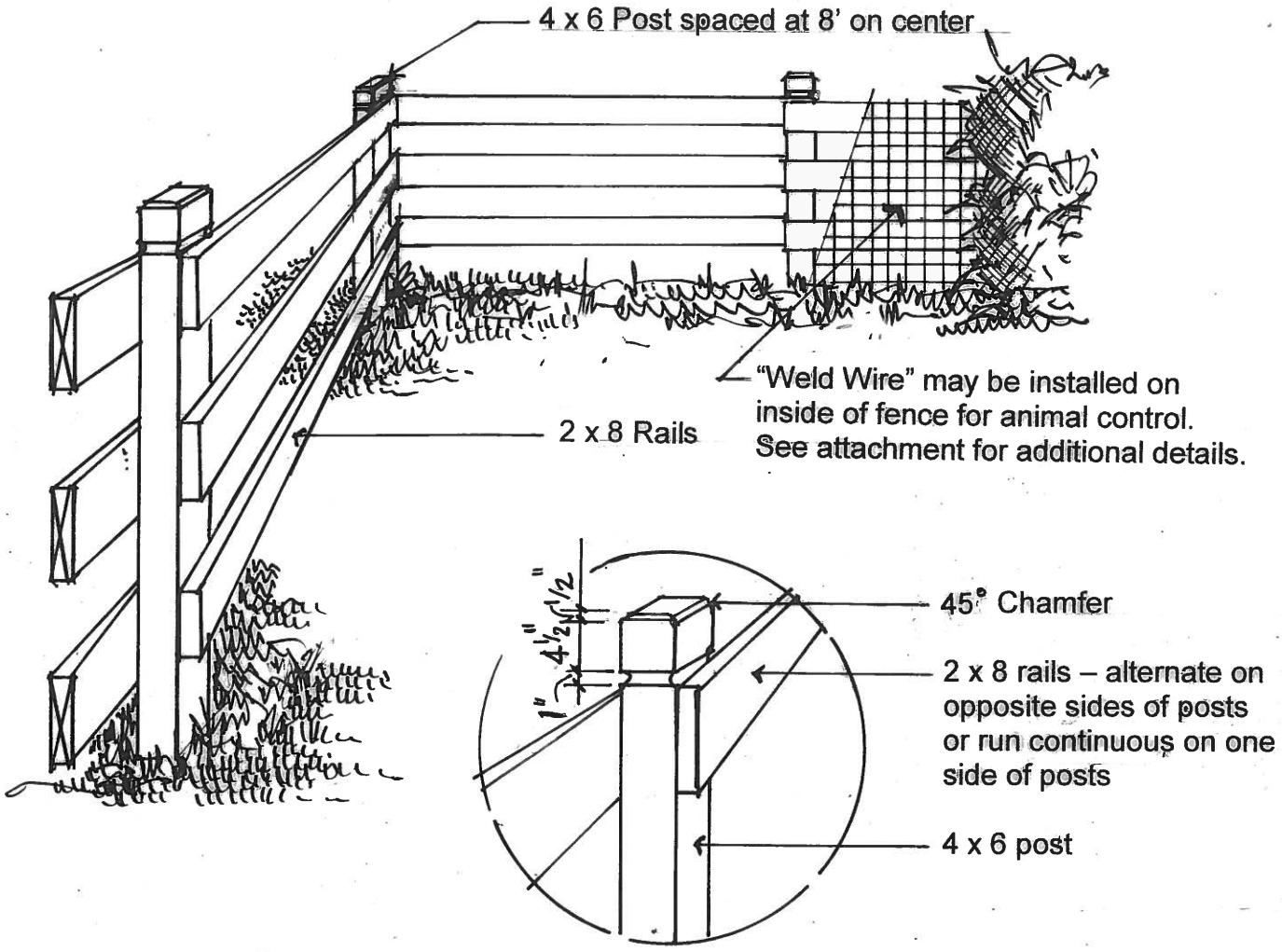


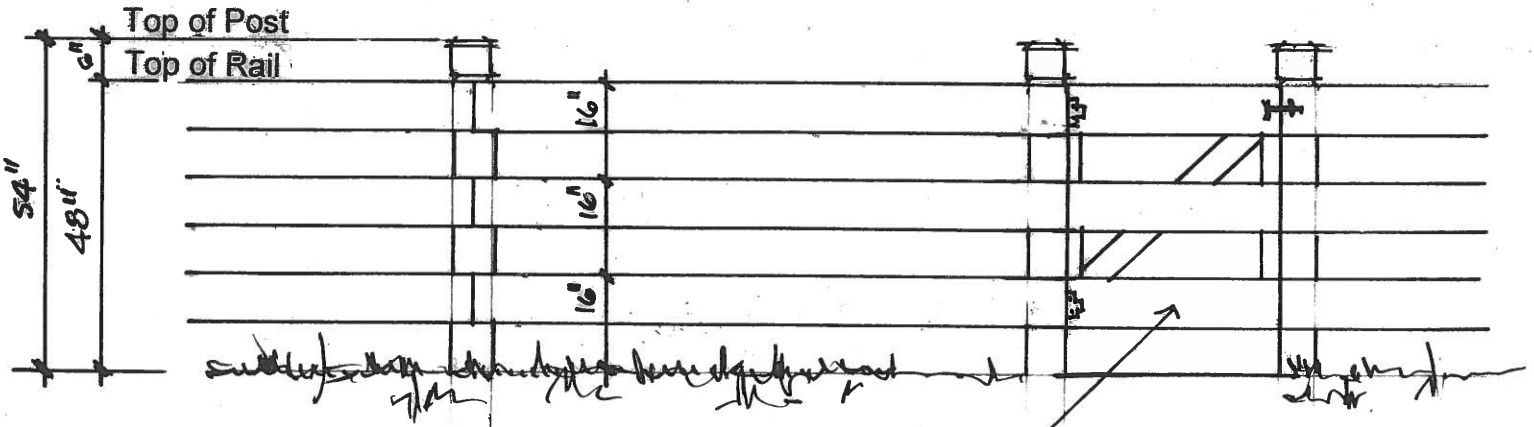




VALLEY STANDARD TYPE 2

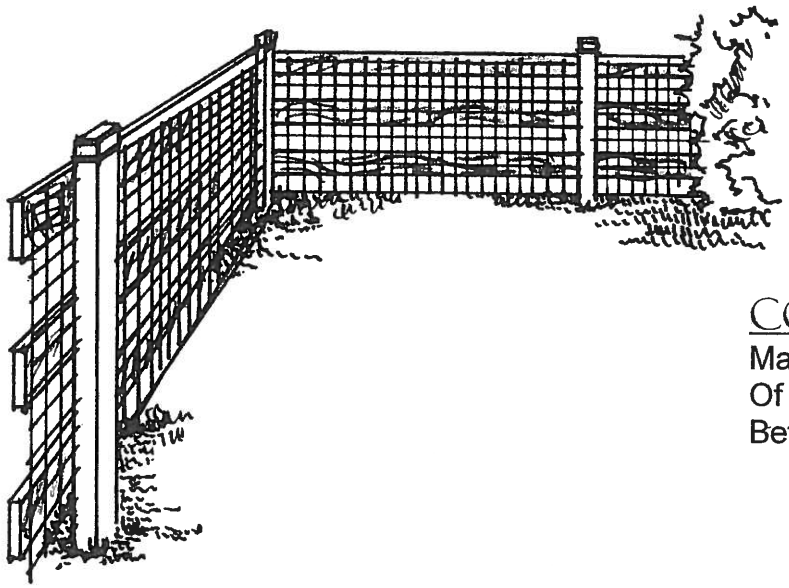
(OPEN RAIL TRANSPARENT FENCE – 3 RAIL)





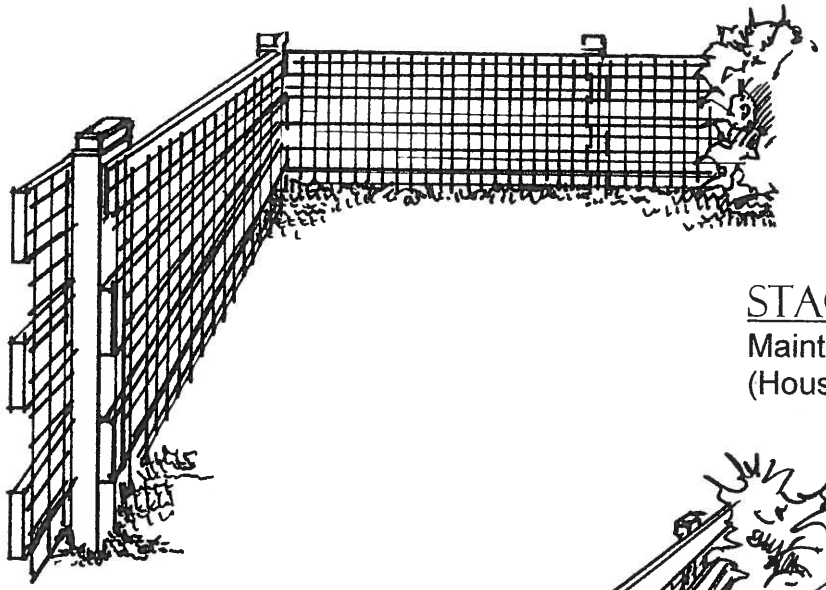
"WELD WIRE" FENCING INSTALLATION

"Weld Wire" must be on the inside of fence rails on any fence facing a Street, Road, Trail, Greenbelt or other Public Right-of-way. "Weld Wire" may be placed on the outside of fence rails if the fence is along a Common Lot Line with an Adjacent Lot, and the Owner of the adjacent lot does not object to the "Weld Wire" on his/her side of the fence rails. "Weld Wire" shall not extend above top of fence. "Chicken Wire" is not allowed.



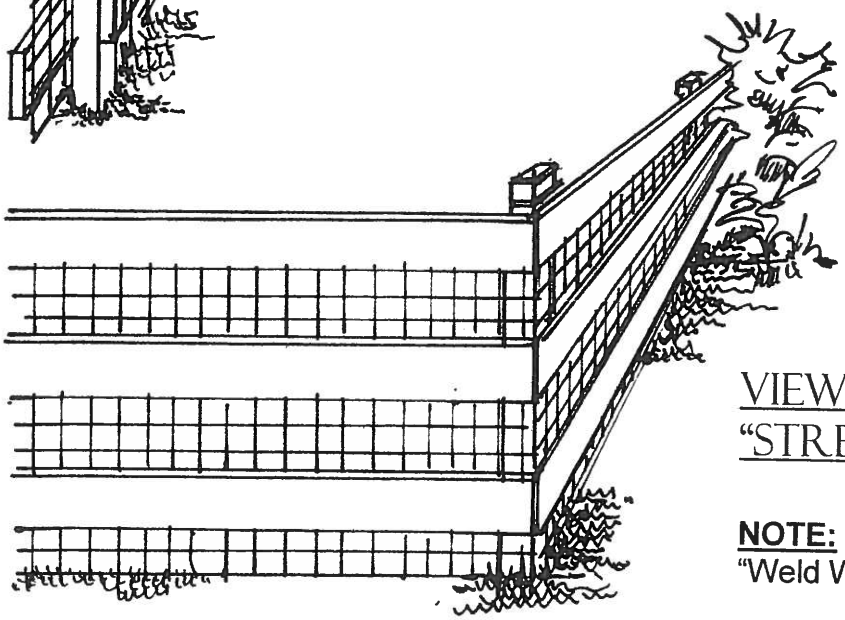
CONTINUOUS RAILS

Maintain "Weld Wire" on inside (House Side) Of fence. "Weld Wire" may be sandwiched Between posts and rails.



STAGGERED RAILS

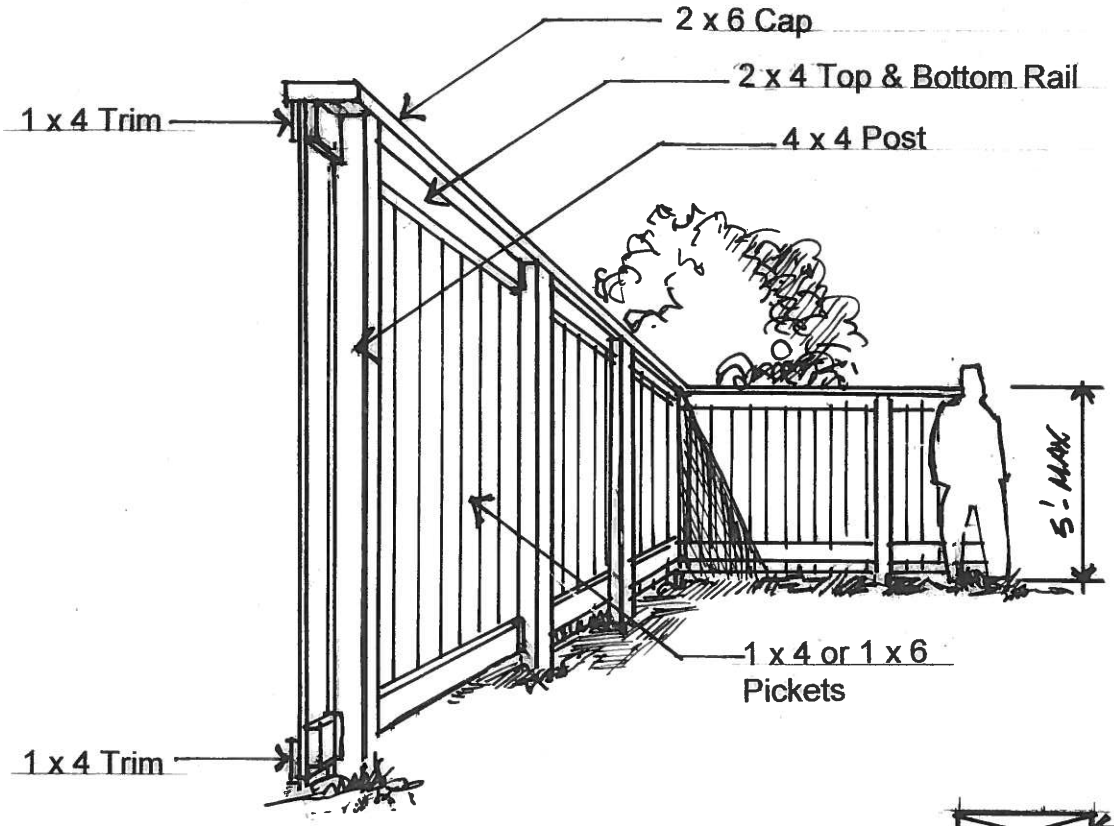
Maintain "Weld Wire" completely inside (House Side) of fence.

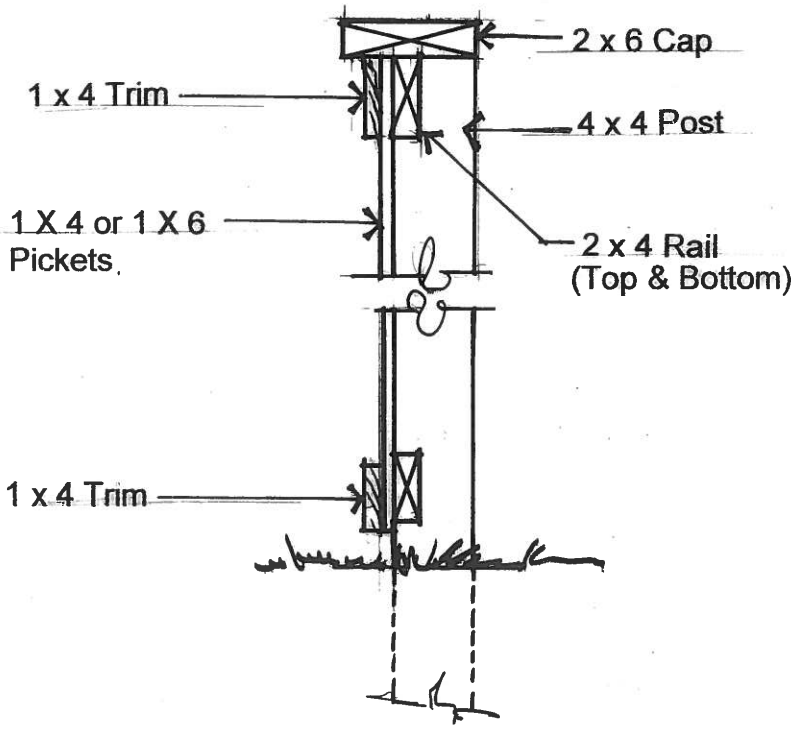


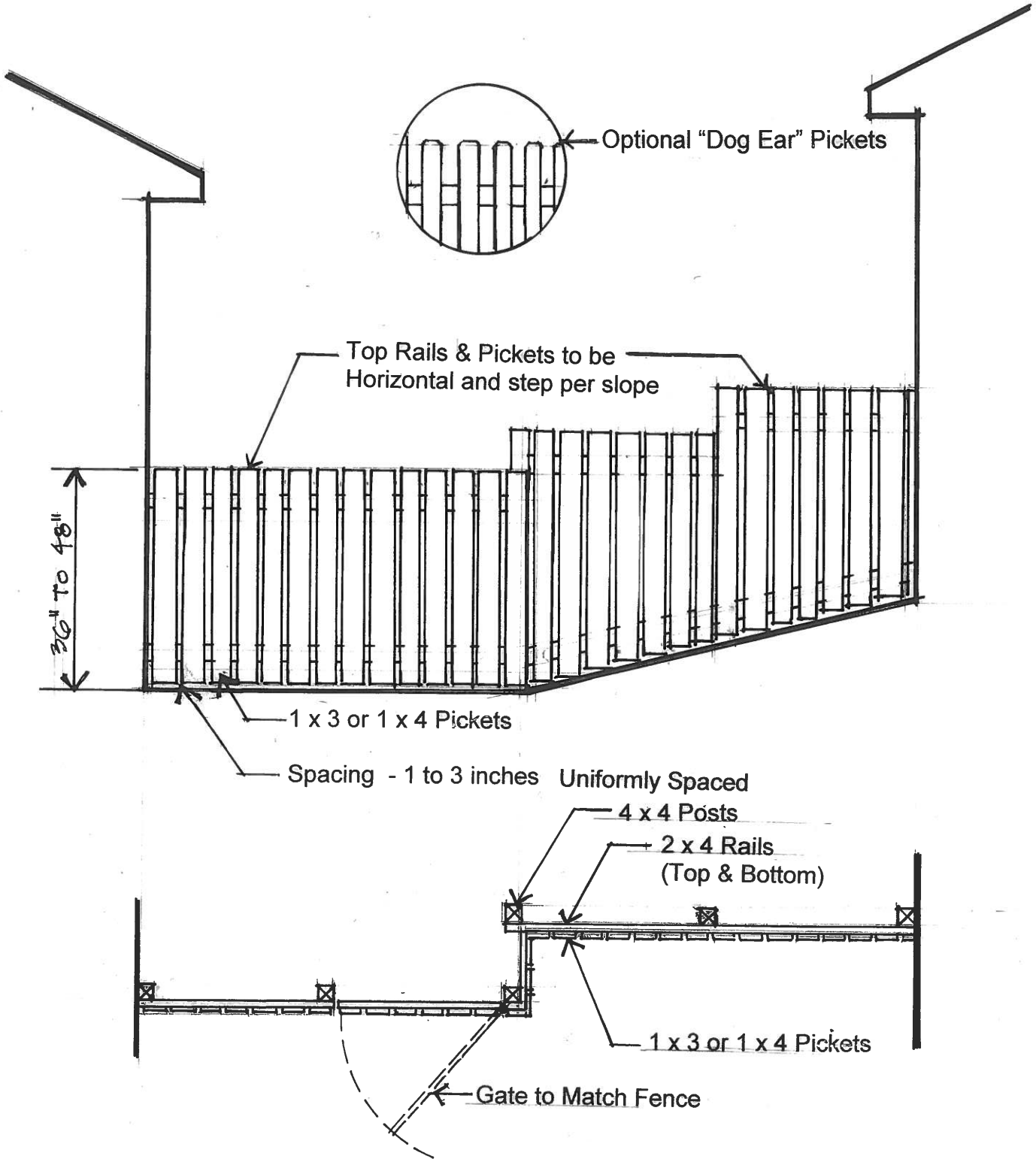
VIEW FROM "NEIGHBORS" OR "STREET" SIDE OF FENCE

NOTE:
"Weld Wire" shall not extend above top of fence.

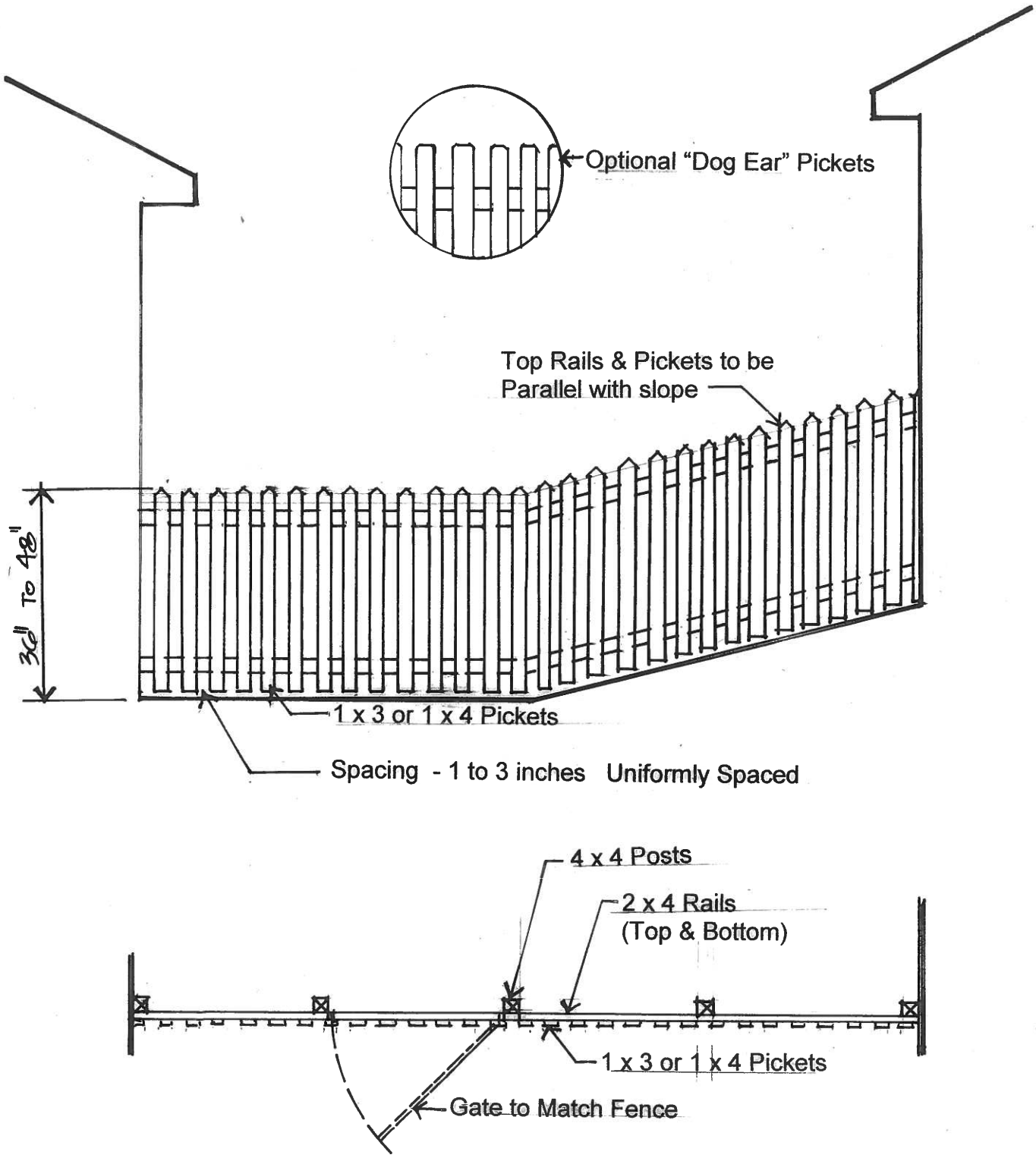
OPAQUE PRIVACY FENCE TYPE 1







THEME FENCING
DEER CREEK



THEME FENCING

STRATFORD FARMS & SHAFFER HILL