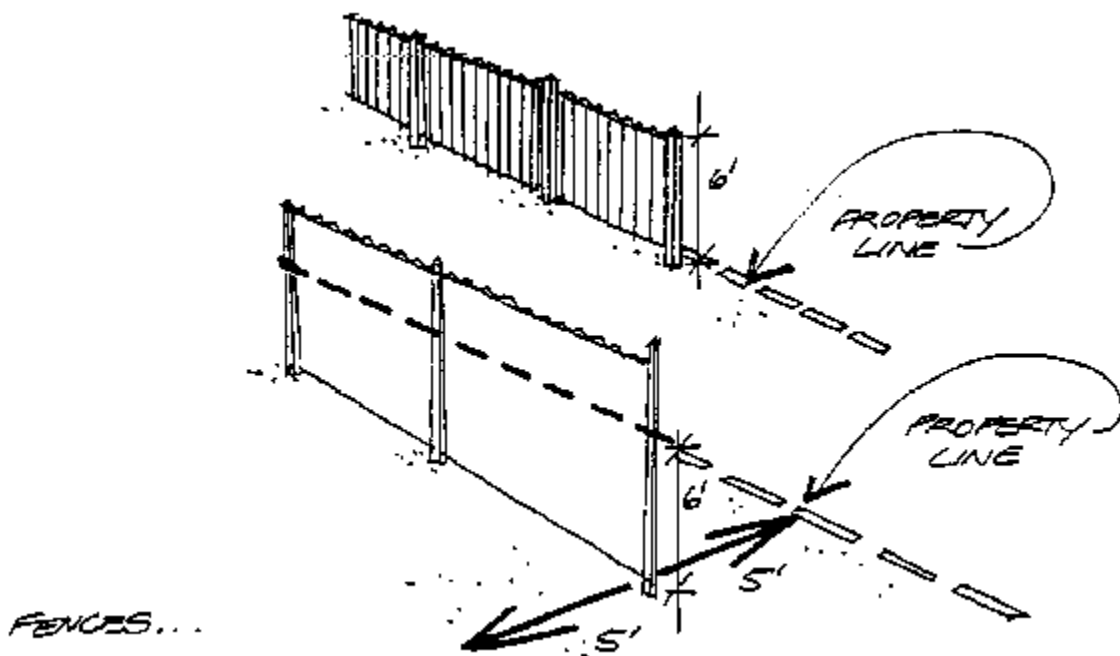


## 7.4.102: GENERAL STANDARDS:

These standards shall apply to all new construction or modifications to an existing structure which is fifty percent (50%) or more of the existing floor area. No permit shall be approved unless it conforms to all of the applicable standards listed in this section.

A. Fences Or Walls: Except in a TND and HS Overlay Zone, fences or walls six feet (6') or under in height may be placed anywhere on the property except within established preservation areas. Fences within preservation areas are subject to development plan approval to establish appropriate locations. All fences must comply with the corner visibility regulations described in this section. Fences or walls over six feet (6') are considered accessory structures and must meet accessory structure setback and height requirements identified in subsection [7.3.105A](#) of this chapter. Fence height shall be measured from the top of the fence including fence poles, posts, and finials to the finished grade on both sides of the fence.

1. If the height of the two (2) sides varies, then the larger of the two (2) measurements shall be used in determining the height of the fence.
2. If the fence is located within three feet (3') of the face of a retaining wall, the height of the fence is measured from the top of the fence to the finished grade at the bottom of the retaining wall.
3. The finished grade of the fence area shall not be altered to artificially comply with these regulations.
4. An additional twelve inches (12") of height is permitted for fence posts, poles, and finials when spaced eight feet (8') or more from each other.



Contact the Utility Notification Center of Colorado (UNCC), "Call Before You Dig", at 1-800-922-1987 or contact the UNCC online at [www.uncc.org](http://www.uncc.org). Call before you design to determine the existence of utility facilities or utility easements, Colorado Springs Utilities at 719-668-7221.