



What's Developing in Frederick

Do you have questions? | June 2019

Do you have questions? Please call us! 720.382.5500

Yes, you read that correctly. Please call us or stop by. We're happy to answer your questions. They may relate to any of the following topics (or something else entirely): fences, driveways, setbacks, what's developing, what's that mound of dirt, can I operate a business at a particular address, is this property in the Town of Frederick, why is my zip code 805##, can I build a shed or a detached garage?

1. Fences. What can I build? Within residential zones (most neighborhoods), you have the opportunity to choose what material to use with the exception of chain link fencing which is not permitted. You may build a 7' high fence in your back yard. In your front yard, if you do not have a corner lot, the maximum height is 42". If you do have a corner lot, the maximum height is 42" in your front yard and on the side yard facing the street to the rear corner of your home.

A follow-up question that is sometimes raised: Can I put a gate along the rear or side of my fence? If you have legal access, a pedestrian gate may be permitted. For ideas on secondary vehicular access, see information below about a driveways part 2.

2. Driveways. I'd like to make my driveway larger/wider. Can I? The answer depends on how wide your existing driveway is. The Land Use Code allows each residence to have one driveway with a maximum width of 30'.

3. Driveways part 2. I have a corner lot. Can I keep my driveway in the front of the house and add a driveway from the side street? Unfortunately, no. The Land Use Code only allows each residence to have one driveway access.

4. Setbacks. What is a setback? The Land Use Code defines setback as the required unoccupied open space between the nearest projection of a structure and the property line of the lot on which the structure is located.

5. What's developing near me? The best way to find out what's developing near you is to call and speak with the Planner on Duty. They will be aware of proposed projects as well as projects under construction.

6. Can I operate a business at a particular address? Again, please call the Planner on Duty and discuss your ideas for the address. Each zoning district has a list of permitted uses associated with it. We can help determine what your use is and which zoning district may be appropriate for its location.

7. Is this property within the Town's jurisdiction? The Planner on Duty would be happy to tell you whether a property is within the Town's boundary or outside it.

8. Why is my zip code 805##? Within the Town's boundary, there are five separate zip codes that are established by the U.S. Postal Service based on their service delivery. Just because your zip code is not 80530 does not mean your property is not within the Town of Frederick.

9. Can I build a shed or detached garage? Again, that depends on what you're proposing and where you're proposing it. Are you meeting your setbacks? Are you wanting to place it outside an easement? Do you have other accessory buildings on your property already? These are the questions the Planner on Duty will ask you to help determine the appropriate answer to your question.

Have other questions that were not answered here? Feel free to give us a call or make an appointment to come have a conversation with us. We're happy to help you find the right answer!

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