



CITY OF CAÑON CITY

City Council

City Council Chambers
128 Main St., Cañon City, CO 81212
(719) 269-9011 • www.canoncity.org

GENERAL GOVERNMENT COMMITTEE MEETING

December 3, 2025
6:00 p.m.

AGENDA

1. CALL TO ORDER: City Council Chambers
2. ROLL CALL: COUNCIL MEMBERS DENNEHY, MELONI, SCHMISSEUR, STEIN, TRACY, WORTHINGTON, MAYOR PRO TEM HAMRICK, MAYOR TROUTMAN.
3. DISCUSSION:
 - A. Front Yard Fence Requirements
 - B. Tiny Homes
4. ADJOURN: The next regular meeting is scheduled for January 7, 2025.

Posted pursuant to code on Tuesday, November 25, 2025.
Cindy Foster Owens, City Clerk



CITY OF CAÑON CITY

City Administrator

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TO: Mayor and City Council

FROM: Ryan Stevens, City Administrator

PREPARED BY: Patrick S. Mulready

DATE: 12/03/2025

RE: Discussion Item: Front Yard Fence Requirements and Tiny Homes

SUMMARY:* **Front Yard Fence Requirements**

§17.06.050 of the Unified Development Code (UDC) contains the requirements for fences within the City limits. Paragraph B discusses fences in front and side yards in residential areas:

B. *Fences on lots with single-family or two-family uses.* Fences on lots with single-family or two-family uses shall meet the requirements established below. Razor wire, or makeshift materials such as plywood or tarpaulin shall be prohibited on lots with single-family or two-family uses. All fences shall be erected so that the posts and all other supporting members face inward toward the owner's property.

1. *Fences in front and/or street side yards.*

a. *Height.* **Fences in front and street side yards shall not exceed four (4) feet in height.** Fences in street side yards may have a maximum height of six (6) feet when located behind the front facade of the primary structure or twenty-five (25) feet from the front lot line.

b. *Materials.* **Fences in front yards and/or street side yards shall be of non-sight barrier construction and have a maximum opacity of fifty (50) percent.** Fence materials utilized in front yards and/or street side yards shall complement fence materials utilized in other yards. Permitted fence materials in front yards and/or street side yards shall be only those materials which are designed and intended for use in fence installations and shall be limited to:

- I. Vegetation,
- II. Wood, chemically treated or naturally resistant to decay,
- III. Wood composites,
- IV. Aluminum,
- V. Vinyl/PVC, and
- VI. Wrought iron.

These regulations pre-date the adoption of the UDC in 2021 by many decades. There are a number of reasons why the front yard fence regulations are written this way:

- *Tradition.* The image of front yards with picket fences is a traditional American neighborhood design since the 19th Century. Cañon City has adopted this tradition with respect to its fence requirements.
- *Attractive Streetscape.* Municipalities differ from lower density rural areas in that the typical residential density allows for multiple residences per block. Because of this, the streetscape becomes one of the attractive amenities of neighborhoods, and fence regulations are intended to re-enforce this by not cutting off visual corridors between the public right of way and front doors to homes.
- *Vision Clearance Areas.* The purpose of vision clearance areas are to allow clear zones in the visual range of drivers operating motor vehicles on a public right of way. Cañon City's vision clearance areas take the fence requirements into account in front yard situations by requiring the fences to remain short enough so as not to obstruct a driver's views of potential hazards.
- *Ornamental Nature.* Unlike fences intended to enclose rear yards for privacy, front yard fences are often treated as ornamentation in conjunction with landscaping. Property owners who are proud of their front yard landscaping often want fences to allow for people travelling on the street to appreciate the time and effort the homeowners have put into their yard.

Tiny Homes

According to the American Planning Association (APA), a "Tiny Home" is defined as a "small house or mobile home that typically has a floor plan of less than 500 square feet and that is usually designed for ergonomics and space efficiency" These homes often part of a movement promoting simpler, more sustainable living. Attachment A contains a picture of such a structure.

It is in the mobile home sense of the term where the City's Unified Development Code becomes applicable: §17.13.140 defined "Mobile Home" as "a single-family dwelling that is on a permanent chassis, designed for long term residential occupancy..." Under this definition, the only zone districts within the City limits which permit mobile homes are MH-1, Mobile Home Park and MH-2, Mobile Home Subdivision.

To the extent that a property owner wishes to construct a tiny home, or locate a modular structure (without a chassis,) meeting the 500-square foot limitation of a tiny home, the UDC imposes no restrictions on the construction of such a structure on a residential lot.

REVIEWED BY Yes No
LEGAL?

RECOMMENDED No recommendation included. These items are offered for
ACTION: discussion.

of attachments 1

ATTACHMENT A

