

Common Projects

Fences

Know where your property lines are located.

Fences must be located inside the fence owner's property line. Fences should be made of durable, decay resistant materials and must be properly maintained in structure and appearance. The fence owner is responsible for maintaining both sides of the fence including repairing posts and boards, painting, etc.

A permit is required *only* if a fence is over 6 feet in height. Opaque fences, hedges or walls along front yard property lines abutting streets may not exceed 4 feet in height.

Fences may exceed 4 feet in height along interior property lines (behind the front setback) and in the rear yard area.

On corner lots, nothing (fences, shrubs, etc.) can be placed that will impede vision of traffic in the sight triangle, which is between 2 1/2 to 10 ft higher than the centerline of the street.



Although the City of Brooklyn Center does not have an ordinance that regulates which side of the fence faces the outside, please be considerate of your neighbors. Many fence styles are designed to look 'finished' on both sides.

For more information, please refer to the *Fences, Hedges & Retaining Walls* handout. (City Codes 3 & 35)

Garages, Sheds & Decks

Accessory structures (such as sheds and garages) are limited to 16 feet in height and one-story. A property is limited to two accessory structures. Please note that an attached garage is considered an accessory structure. The total square footage of all accessory structures cannot exceed the dwelling foundation size.

Any two structures on a property must be at least 6 feet apart unless attached. Minimum lot line setbacks for accessory structures are:

- 5 ft. from the rear
- 3 ft. from the side
- 25 ft. from the side for corner lot
- 35 ft. from the front

Decks are not allowed in the front setback. For more information, please refer to the Residential Decks handout. (City Codes 3 & 35)

Gopher State One Call

Call at least two working days before you dig. Gopher State will locate and mark underground utilities.

Phone: 811 or
1-800-252-1166 or 651-454-0002

www.call811.com

How do I locate property lines?

Be sure to locate your property **lines** before installing a fence, adding to any structure or making additions to your home. It is the

responsibility of the property owner to avoid encroaching on neighboring properties and meet setback requirements. To accurately locate property lines:

- Use a metal detector or dig to locate the property stakes that are located at each of the four corners of your lot. (6 inch metal stakes are buried about 6 to 12 inches beneath the surface for *most* residential properties).
- Have the property surveyed by a licensed land surveyor. The City does not have a licensed land surveyor on staff.

The City does **not** get involved with property line disputes since they are considered civil issues. Community Mediation Services a program available to help citizens resolve conflicts. For more information about mediation services, please call 763-561-0033.

Contact Us

For more information, please contact the Building & Community Standards Dept:

General Information 763-569-3330
Inspection Scheduling 763-569-3344

City of Brooklyn Center
6301 Shingle Creek Parkway
Brooklyn Center MN 55430-2199
Phone 763-569-3300 TTY 711
Fax 763-569-3360
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This brochure contains general information and is intended as a guide. Other regulations and requirements may apply. City codes, handouts and additional information are available on the City website.

Residential Permit Requirements Revised 08142010

Permit Information for Home Improvements

Frequently Asked Questions



City of
Brooklyn Center

Building and Community Standards