



RESIDENTIAL FENCES AND WALLS

Permits

A Building Permit is required for any fence or wall over six (6) feet in height and any retaining wall four (4) or more feet in height.

Location/Setbacks

Fences and walls are permitted to the property line. However, they must be setback three (3) feet from any public right-of-way, trail or sidewalk easements. Fences may be located within a drainage and utility easement; however, said fence must not impede runoff or interfere with utilities. If the City or other entity having authority to use the easement needs access to the easement, they may remove the fence and are not liable to replace, reconstruct or repair. Walls are not allowed within drainage and utility easements. No fence or wall may obstruct free access to any fire hydrant.

Height

The following are maximum height limitations:

Front Yard	4 feet
Street Side Yard	4 feet, if front of house faces the front yard then 6 feet between the rear lot line and the front of the house
Side Yard	6 feet
Rear Yard	6 feet
Side and Rear yards abutting a commercial, industrial or office district	8 feet * <i>Bldg. Permit Required</i>

* see diagram on back for illustration of setbacks and height limitations.

Construction and Maintenance

Fences and walls must be constructed of materials suitable to the purpose for which it is constructed and in accordance with applicable building codes. They must be maintained in accordance with applicable building code provisions. The “finished” side of the fence must face neighboring property or street. The finished side is the side whose framing, supports, or posts are not visible. A double sided fence is a fence with the vertical or horizontal pieces on alternate sides of the support/framing pieces. With this type of fence both sides are considered finished.

Electric, barbed, razor and wire fences, which include chicken wire and single or multi-strand wire fences, are prohibited. Chain link fence is not considered a wire fence and is permitted

Visibility at Street Intersections

At all street intersections a sight triangle must be maintained extending 50 feet along the curbline in both directions. No fence or wall is allowed within this triangle. (*see diagram on back*)

Properties within Homeowners Associations

Homeowners should check their association documents prior to installing fencing. Association rules may be more restrictive than the City Code regulations described in this handout; they may even prohibit fences.

This handout is intended only as a guide. It is not the complete set of requirements for fences and walls. If any information is not consistent with provisions of the City Code, the Code provisions will prevail. Additional information is available by contacting the Building Inspections Division at (763)767-6476 and at the City's website at www.coonrapidsmn.gov.

F = FRONT YARD

SSY = STREET SIDE YARD

S = SIDE YARD

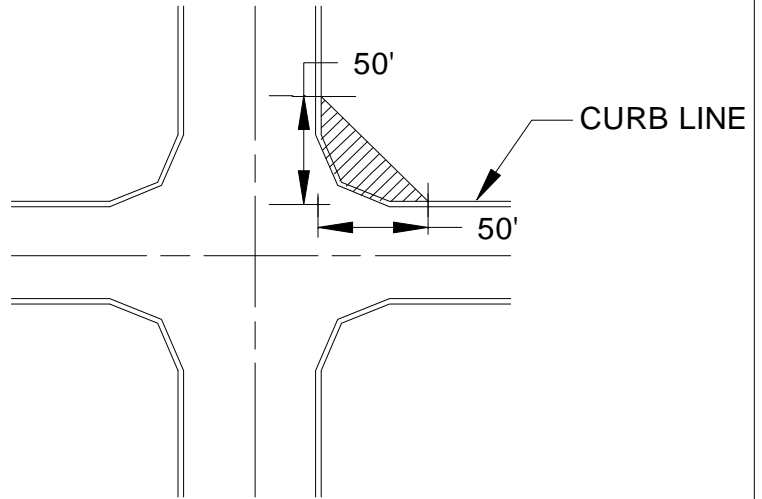
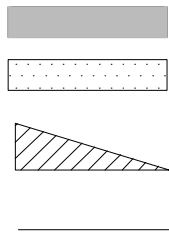
R = REAR YARD

6' HIGH FENCE

4' HIGH FENCE

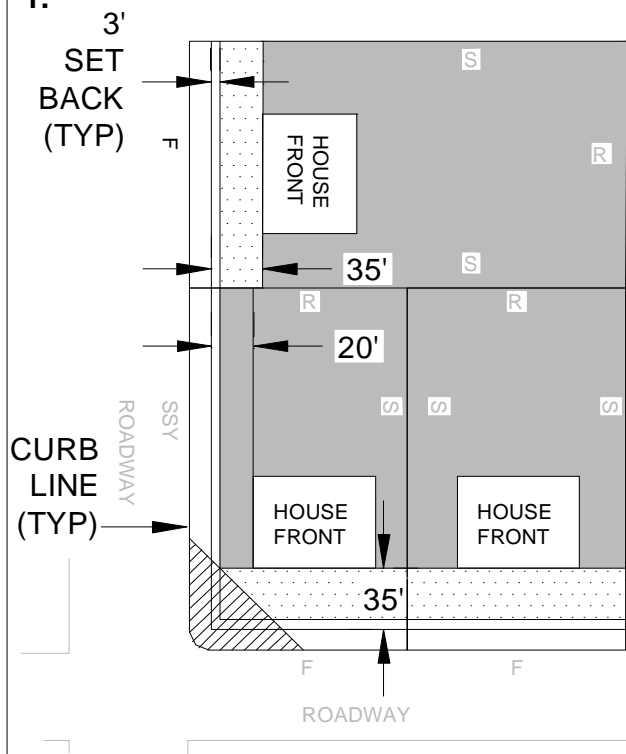
SIGHT TRIANGLE

PROPERTY LINE

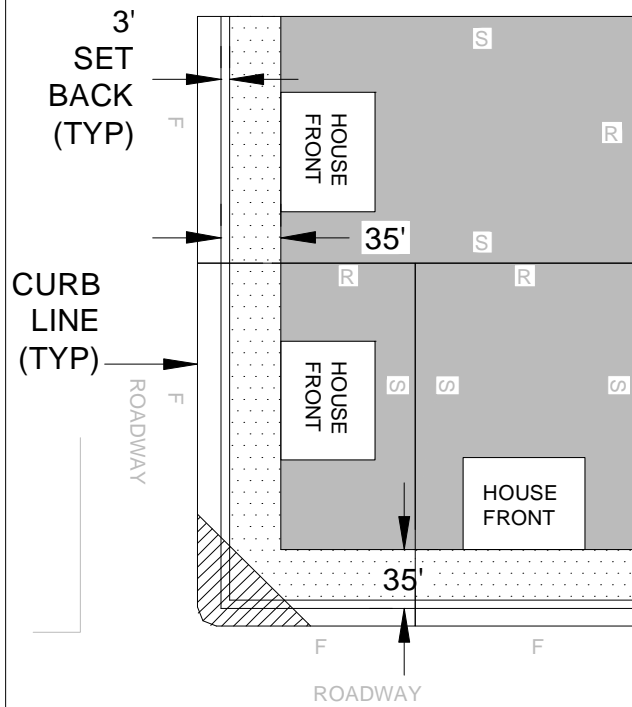


VISIBILITY AT STREET INTERSECTIONS

1.



2.



FENCE LOCATIONS

CITY OF COON RAPIDS
 11155 ROBINSON DRIVE
 COON RAPIDS, MN 55433

APRIL 2, 2008