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[Falcon Heights Zoning and Permit Information](#)

Fences in Residential Zones

General

- You (property owner) are responsible for accurately determining the location of your property lines on the ground before building any structure, including a fence.
- Fences may be allowed in any zone, subject to the provisions of the City Code.
- All fences must be kept in good repair, painted, trimmed and well-maintained.
- The "finished" side of the fence must face outward toward the adjacent properties.

Permit

- All fences require a permit.
- The application must include a [site plan](#) or [site sketch](#) showing the location of the proposed fence with respect to property lot lines and the existing house and other structures on the lot.

Height

Location	Maximum height FROM GRADE
Front yard (anywhere in front of the front wall of the house.)	3 feet (36 inches)
Back or side yard (anywhere behind the front wall of the house.)	6 feet (72 inches)

- Fences in the front yard (between the front of the house and the front lot line) cannot be higher than 36 inches from grade. This includes hedges and "garden walls."
- Fences in the rear yard and side yards (between the front of the house and the rear lot line) cannot be higher than six feet.
- Height is measured from grade, not from the top of any footings.
- **Additional restrictions may apply to corner lots.** Please contact City Hall for more information. We can answer your question more quickly if you are already prepared with a site sketch.

Setback

Location	Setback
Along any public right-of-way, street or alley	1 foot

Along a property line that does not abut a right-of-way	0 feet. You may build right up to, but not on top of, the property line.
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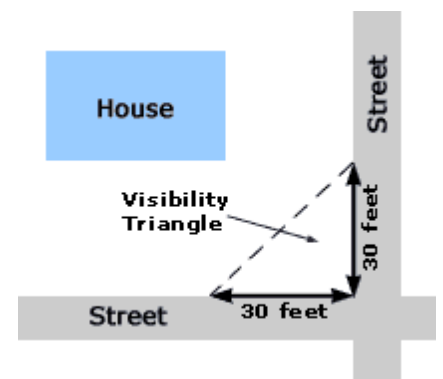
- **IMPORTANT! Your property line is NOT at the curb.** Depending on the street, the line may be as much as 20 feet in from the curb. No fences are allowed on, or within one foot of, the public right of way. You **MUST** determine the actual location of your property lines before building fences.
- In the back yard and in a side yard (not next to a street), the fence can go right next to the side property line, **provided no physical damage of any kind results to the abutting property.**

In fact, we recommend placing a back yard fence at the property line. Setting a fence back from your property line in your back yard in effect "gives" your neighbor a strip of your property and may lead to future misunderstandings. Also, it is very hard to maintain a narrow strip outside your fence.

- You must establish the location of your property lines, either by locating the official corner markers of your lot or by having a survey done.

This is for your own protection and the protection of future owners of your property. It may save you considerable expense, not to mention legal trouble, in the long run, especially when you are ready to sell your home.

- At the front property line and next to an alley, fences must be set back 1 foot from the property line.
- On a corner lot, on the side yard facing the side street, the fence must be set back 1 foot from the property line along the street right of way.
- There are additional restrictions in the "visibility triangle" within 30 feet of intersecting streets. Please contact City Hall for more information.



Utility Easements

- There is a 5 foot utility easement around the perimeter of every lot.
- If utility work in the easement requires fences, sheds or other structures to be moved or removed, the property owner is responsible for costs.
- This is very, **very** rare. However, it is good to be an informed property owner!

Summary Chart

Location	Setback	Maximum Height
Front yard, along street right of way (front or side)	1 foot	36 inches from grade
Front yard, along side property line (interior, not street)	0 feet	36 inches from grade

Back Yard or side yard on a corner lot next to the side street	1 foot	72 inches from grade
Back Yard or side yard along interior lot line (not along street)	0 feet	72 inches from grade
Back yard along rear lot line - with no alley	0 feet	72 inches from grade
Back yard along rear lot line - with alley	1 foot	72 inches from grade

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