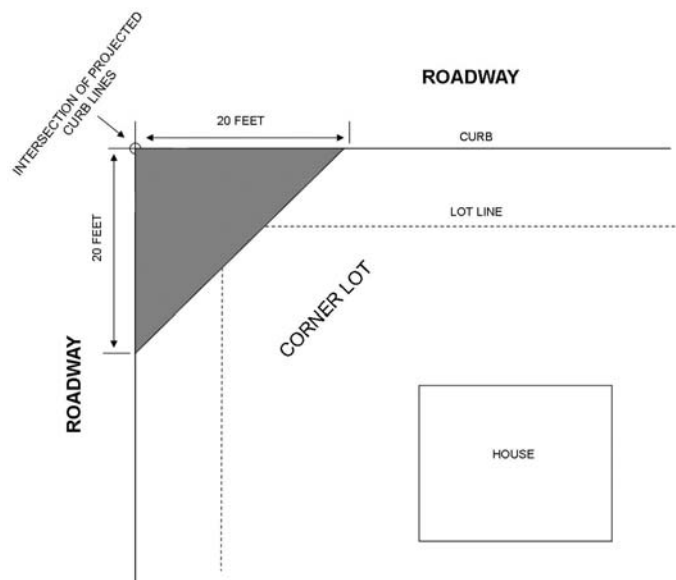


CITY OF CHAMPLIN FENCE CONSTRUCTION

The following information provides guidelines for constructing a fence in Champlin:

- Building permits are not required for fences constructed six feet or less in height or are six feet in height with a maximum of an additional two feet of lattice at the top (as measured from grade). Fences exceeding six feet in height shall be designed by a structural engineer for a 90 mile per hour wind load (State Building Code). Engineered plans shall be submitted with the Building Permit Application.
- Fences shall be constructed on or inside the property line and may encroach over side and rear drainage and utility easements. However, fences may not block the flow of storm water in drainage areas.
- The finished side of fences (the side having no structural supports) shall face adjacent property or street right-of-way.
- Fences in the front yard shall not exceed three feet in height within ten feet from the front property line.
- Fences, walls, plantings or any other items shall not exceed 36 inches in height (as measured from grade) within the sight visibility triangle.

The sight visibility triangle is an area described as beginning at the intersection of the curb line of two intersecting streets, then measuring 20 feet back along each curb line, and then diagonally connecting the two points (see illustration below).



City of Champlin Building Department - (763) 421-2629
Before you dig - Gopher State One Call - (651) 454-0002

Champlin Zoning Ordinance

Sec. 126-389. Fences and screening.

(a) *Fences.*

1) *Fences and walls in front yard.* In any residential district on any corner lot, no fence or accessory structure or planting shall rise over three feet in height above the level of the public street within 20 feet of any street corner, so as to interfere with traffic visibility across the corner. No fence or wall or shrub planting of more than three feet in height above the level of the public street shall be erected on any interior lot within ten feet of the front property line where it will interfere with traffic visibility from a driveway. See section 126-382(d).

(2) *Fences in side and rear yard.* No fence or wall, other than a retaining wall, along a sideline of a lot in a residential district, shall be higher than six feet unless any part above such a height has at least 50 percent of the surface uniformly open and unobstructed or unless the adjoining lot is not in a residential district.

(3) *Residential fences.* Fences constructed in any of the following residential districts, R-1, R-2, R-3, R-4, or R-5, shall not be constructed of barbed wire. This regulation shall apply to any fence in a side yard, rear yard, or front yard.

(4) *Gate required.* In those instances where a fence exists as an enclosure that restricts access from the front to the rear yard, a gate, or other such means of recognizable ingress shall be provided. The location of such ingress points shall be positioned at any point paralleling the front lot line, between the side lot property line and the principal structure.

(5) *Electric fences.* Electric fences shall only be permitted in the R-A district when related to farming.

(6) *Construction and maintenance.*

a. Every fence shall be constructed in a substantial, workmanlike manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used. No constructed fence may have boards, planks, or panels larger than 12 inches in width.

b. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private. Any such fence that is, or has become, dangerous to the public shall be declared a public nuisance and the zoning administrator shall commence proper proceedings for the abatement thereof.

c. Link fences, wherever permitted, shall be constructed in such a manner that no barbed ends shall be at the top.

d. The side of any fence or wall considered to be its "face" (i.e., the finished side having no structural supports) shall face abutting property or street rights-of-way.

(7) *Business and industrial district fences.* Fences in all business and industrial districts shall not exceed six feet in height except that boundary line fences abutting "R" districts shall conform to those conditions applying to the "R" district. Fences which are erected primarily to secure a particular given area may have arms not to exceed 36 inches in length located a minimum of seven feet and a maximum of eight feet above the ground surface, on which barbed wire may be placed.

(8) *Special purpose fences.* Fences for special purposes and fences differing in construction, height or length may be permitted in any district in the city by issuance of a conditional use permit approved by the planning commission and city council. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the fence is intended.

(Code 1977, § 13-104.11)