

City of Robbinsdale

Building & Engineering Department

4100 Lakeview Ave N Robbinsdale, MN 55422 ♦ Phone 763-531-1268 ♦ Fax 763-531-1200 www.robbinsdalemn.com

This handout is intended only as a guide and is based in part on the 2015 Minnesota State Building Code, Robbinsdale City ordinances, and good building practice. While every attempt has been made to insure the correctness of this handout, no guarantees are made to its accuracy or completeness. Responsibility for compliance with applicable codes and ordinances falls on the owner or contractor. For specific questions regarding code requirements, refer to the applicable codes or contact the Building Official at the City of Robbinsdale.

FENCE & SHRUB INFORMATION

It is highly recommended that property lines are surveyed prior to the installation, removal or major repairs to any existing or future fence.

FENCE HEIGHT

- No fence shall exceed six (6) feet in height. In the case of the grade separation such as the division of properties by a retaining wall, the height of the fence shall be determined on the basis of the measurement, by using the average point between the highest and lowest grades.
- Fences located in a front yard may not exceed four (4) feet in height.
- The “good side” or finished side of the fence must be facing outward.
- All exposed areas surrounding or within a principal or accessory use, including street boulevards which are not devoted to parking, drives, sidewalks, patios or other such used shall be landscaped with grass, shrubs, trees or other ornamental landscape materials.
- All outdoor swimming pools shall have fences or walls at least six (6) feet in height around the perimeter with self-closing gates.

GENERAL PROVISIONS

A PERMIT IS NOT REQUIRED TO CONSTRUCT A FENCE HOWEVER THE FOLLOWING ARE THE RULES AND REGULATIONS THAT MUST BE FOLLOWED.

FENCE LOCATION: You are responsible for knowing where your property lines are. Property owners should make sure that they install their fence entirely on their property and not a neighboring property or street boulevard (right-of-way). Having the lot surveyed and the property lines located may be very helpful in ensuring that the fence is properly located. Fences can be placed to the property line except in the case of alleys and corner lot visibility sight triangles. (Please see the drawing for “sight triangles” attached.) Front of the house property line is generally about 15 feet in from the curb. The same is true for both street sides of corner lots. The city of Robbinsdale does not regulate fence location between properties, and will not become involved in resolving disputes between property owners over fence locations.

FENCES ADJACENT TO PROPERTY LINES: Every fence constructed after November 1983 that is within five (5) feet of a property line shall be constructed with the posts, supporting rails and other supporting elements located on and facing the fence owner’s property when said supports are covered with screening materials. The street curb and alley pavement edges are not the property line. Generally, there is 15 feet between the property line and the curb which is an important part of the street right-of-way intended for utilities, snow storage, trails and sidewalks. The alley pavement normally stops one foot short of the alley right-of-way. Fences next the alleys require a 2-foot setback from the property line.

HAZARDOUS FENCES: No person shall place, construct or maintain an electric fence within the city. Nor shall any person install or permit to be installed, any wire or chain-link type fence where the cut or salvage end of the fencing is less than six (6) feet above the ground level. Further, no person shall construct, use or maintain any barb-wire fence on residential property. On all property zoned other than residential, barb-wire may be permitted on the top of a fence, provided that no strand of barb-wire is less than six and one-half (6 ½) feet above the ground level below.

PLANTING IN OR NEAR STREETS, ALLEYS, SIDEWALKS, OR BOULEVARD EASEMENTS: No fences, walls, posts, trees, bushes or any plants life other than grass shall be placed, replaced, planted and/or replanted within any of the public easements or right-of-way for street, alleys, sidewalks and/or boulevards within the city. If fences, walls, posts, trees, bushes or any plants life other than grass are placed, replaced, planted and/or replanted within any of the public easements or right-of-way for street, alleys, sidewalks and/or boulevards within the city, the adjoining landowner will receive written notice to remove the object within 30 days. If not removed, the fence, wall, post, tree or other plant life in violation will be removed at the expense of the adjoining landowner. The above provision does not prohibit planting nor replanting or the maintenance of trees in accordance with City Code, nor shall such provision be deemed to prohibit the installation or maintenance by the City of any fence, wall, post or other structure on public right-of-way

VISIBILITY AT INTERSECTIONS: In order to preserve and promote the public safety, nothing shall be erected, placed, planted, maintained, or allowed to grow on a corner lot in such a manner as to impede vision between a height of 3 feet and 10 feet above the centerline grades of the intersecting streets in the triangle bounded by the curb line of such corner lot and a straight line joining points on such curb lines 35 feet from their intersection of the property lines. (See reduction for downtown district)

VISIBILITY AT ALLEYS: Nothing shall be erected, placed, planted, maintained, or allowed to grow in any district in such a manner as to impede vision between a height of 3 feet and 10 feet above the centerline grades of the intersection of any street and alley or two alleys in the triangle bounded by the property line of such lot and a straight line adjoining points on such property lines 5 feet from their intersection of the property.

HEIGHT OF TREE BRANCHES OVER SIDEWALK & STREET: All limbs of trees shall be trimmed to a height of 8 feet above a public sidewalk and 9 feet above the surface of any street.

FLOOD PLAIN REGULATIONS

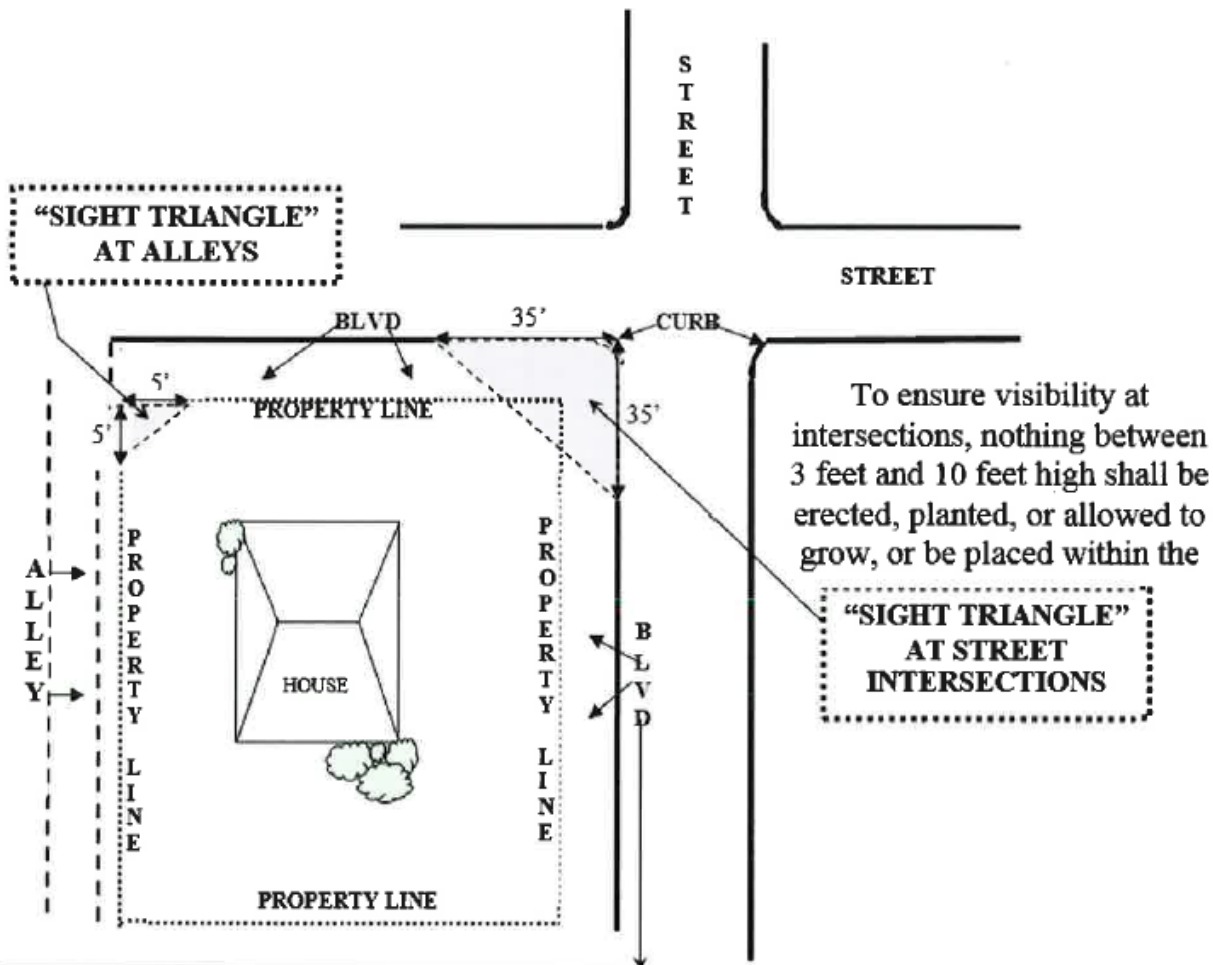
1. No structure, including fences, shall be constructed in a flood plain without a Conditional Use Permit.
2. No temporary or permanent structure, fill including fill for roads and levees, deposits, obstruction, storage or materials or equipment or other uses that may be allowed as a conditional use that will cause any increase in the state of the 100 year or regional flood or cause and increase in flood damages in the reach or reaches affected.

The City ordinance applies to existing fences, bushes, etc. when there is an element of safety involved. The City ordinance “grandfathers” existing fences, bushes, etc., where there are no obvious safety concerns.

Please see the attached diagrams for further fence &/or planning information.
Should you need further explanation, please contact the Zoning Manager at 763-531-1266

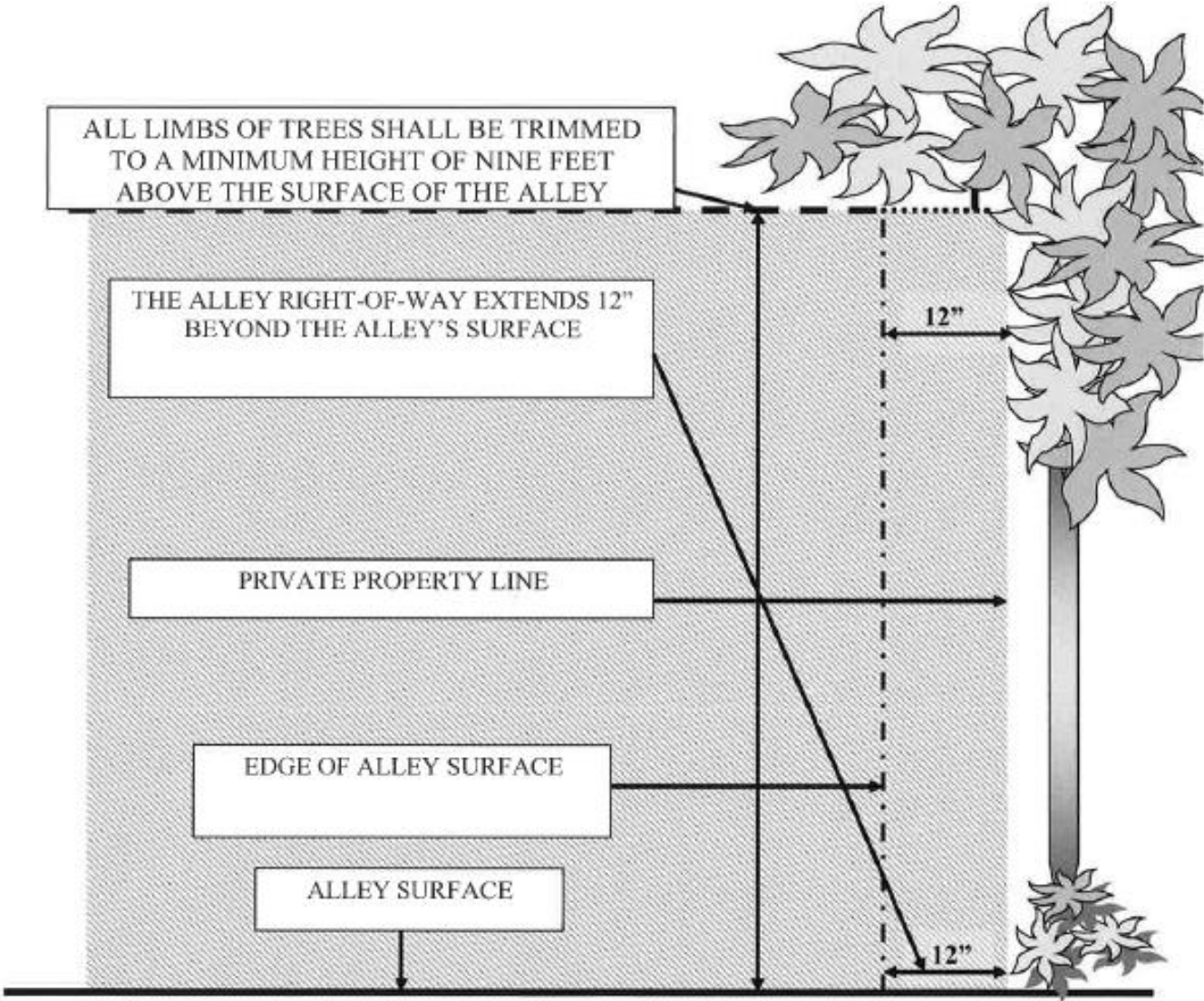
FENCE INFORMATION

- Fences are NOT permitted within 2 feet of the rear property line adjoining an alley right-of-way.
- Fences must have the good / finished side facing outward.
- Barbed wire and/or electric fences are NOT permitted.
- All trees & shrubs must be planted on private property and CANNOT extend over a driving service.
- Fences CANNOT exceed 6 feet in height
- Fences located in the front yard CANNOT exceed 4 feet in height.

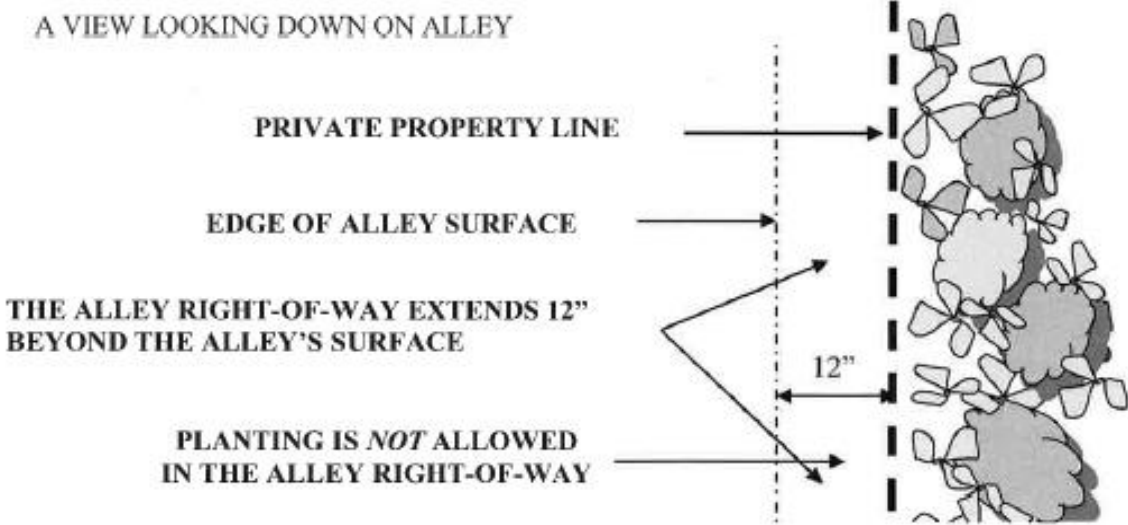


NOTE: The distance from the curb to the property line is known as the boulevard (BLVD). THIS DISTANCE VARIES WITH EVERY PROPERTY

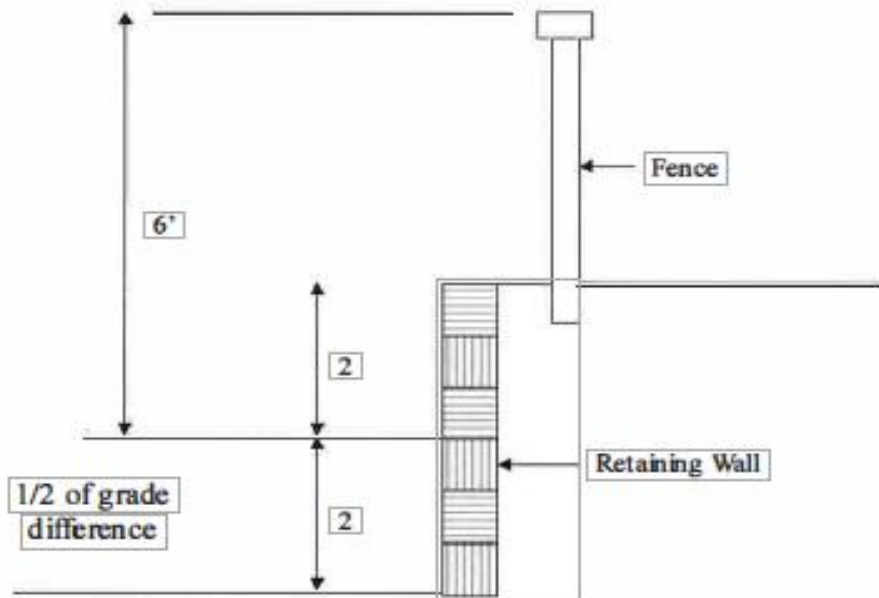
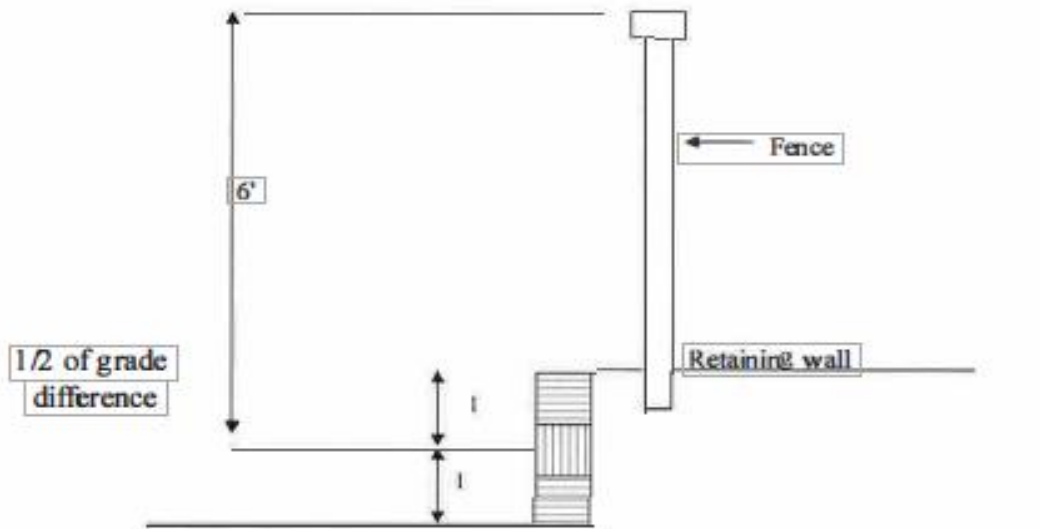
ALLEY VEGETATION INFORMATION



A VIEW LOOKING DOWN ON ALLEY



Grade Separation for Neighboring Properties



Drawing not to scale