

Building a Fence

Is A Permit Required?

Yes. Before you put up your fence, you must obtain a fence permit. A permit application is available at the city website, or at city hall. Here's what you will need:

- A survey or site plan showing the proposed location of your fence
- Plans that show the design of your fence
- \$15 for the permit.

Where can the fence be located?

Nothing is more important than location when building a fence. An improperly located fence can result in friction between neighbors, ordinance violations, lawsuits or even the need to move your fence. To avoid these costly and frustrating problems, your fence must be located entirely inside your property line. It cannot be on the property line, a neighbor's land or public property (boulevards, sidewalk area, etc.). It is your responsibility to know where your property line is, so make sure you have located the corner stakes before you install the fence. For tips on finding the property line, see the "Locating a Property Line" handout.

How High A Fence Can I Build?

The maximum allowed fence height is affected by your lot's location, where the fence is located on your lot, and by visibility triangles (refer to illustration on page 2).

Interior lots (neighbors on both sides). Fences on interior lots can be no more than six feet high in the side or rear yard. Front yard fences cannot be more than 48 inches high.

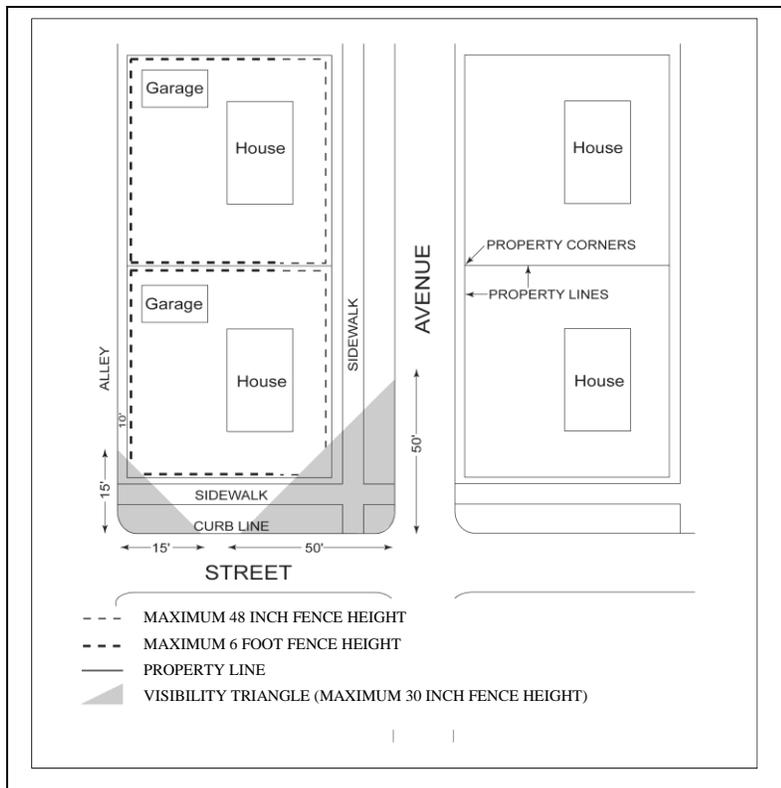
Corner lots. Fences on corner lots have lower allowable heights at the corner of two streets, a street and an alley, and at the intersection of two alleys. A visibility triangle is required at these intersections to maintain visibility of oncoming cars and pedestrians. The fence height in a corner lot's visibility triangle cannot exceed 30 inches.

Planning Dept. 952-924-2575

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Determining what is the front yard on a corner lot takes special care because the front yard is not always where the home's front door is located. On a corner lot, the front yard is the yard with the shortest dimension against the public right-of-way (the yard with the shortest curb length). Corner lot owners should check with the Assistant Zoning Administrator for help in determining visibility triangles and front yard location.



Can a Fence Be Taller Than Six Feet?

There are some specific situations where fences can be taller than six feet. Fences along property lines that are adjacent to state highways, schools, churches, synagogues, railroads, and commercial or industrial property may be as tall as eight feet. Any fence over six feet in height must be approved by an engineer to meet state building code requirements. You must also fill out a building permit instead of the fence permit application. Check with the Planning Dept. to see if your lot qualifies. Call the Inspections Dept. (952-924-2588) for questions about the State Building Code.

Finished Side Facing Neighbor.

Every fence must be constructed so the finished side of the fence faces your neighbors' property. The structural side of your fence must face your property. (Alternating board fences, which are finished on both sides, are acceptable.) If the posts and/or 2x4s are visible on one side only, then they are considered to be structural, and must be on your side of the fence.

Pool Fences

A fence surrounding a swimming pool must be constructed to keep children from entering the pool enclosure. Pool fences and gates must be at least four feet high. There can be no openings greater than four inches either through or under the fence or gate. Pool fences must be constructed without handholds or footholds. Gates must be self-closing and self-catching. Call Inspections (952-924-2588) with questions about pool fences.

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