



# **FENCES, WALLS, AND HEDGES**

## ***Residential Information Sheet***

### 1. PERMITS.

A building permit is not required for any fence at least 6 feet or less in height and retaining wall four feet or less in height. Please contact City Hall if your fence or retaining wall exceeds the above mentioned heights to obtain a building permit application and information on additional requirements.

### 2. LOCATION

A. Fences, walls and hedges must be located entirely on your property, including posts and foundations. Therefore, you should know the exact location of your property stakes and boundaries. If you are unsure, have a certified survey prepared by a registered surveyor or engineer. Improper locations of fences or plantings as to property lines is generally a civil matter. Communicating with your neighbor is best, but if there is a disagreement the matter should be referred to mediation or an attorney. **THE CITY CANNOT ARBITRATE NEIGHBOR DISPUTES.**

B. No portion of a fence shall be within a front yard (closer to the street than the home), except decorative fencing that does not serve as an enclosure. Corner lots are permitted to install fences within the 'front yard' that is opposite the interior side yard, but should maintain a five-foot setback to any sidewalks or trails.

C. **Corner lots** are required to maintain a 30-foot "sight triangle" (see drawing on page 2). This means that no plantings, walls or fences over 30 inches above the street centerline grade may be located within a triangular area defined as beginning at the intersection of the projected property lines of two intersecting streets, thence 30 feet along one property line, thence diagonally to a point 30 feet from the point of beginning.

### 3. HEIGHT.

A. **Fences** may be a maximum 6 feet in height without a permit. Any fence over 6 feet in height requires a building permit and must be located within the buildable area of the property (see drawing on reverse side). Contact City Hall to determine the buildable area of your lot, as each zoning district has different requirements.

B. There is no limit to the height of retaining walls, however, any wall over 4-feet in height is required by State Building Code to get a building permit. Contact the City's Building Inspector for more information.

4. **DESIGN AND MATERIALS.**

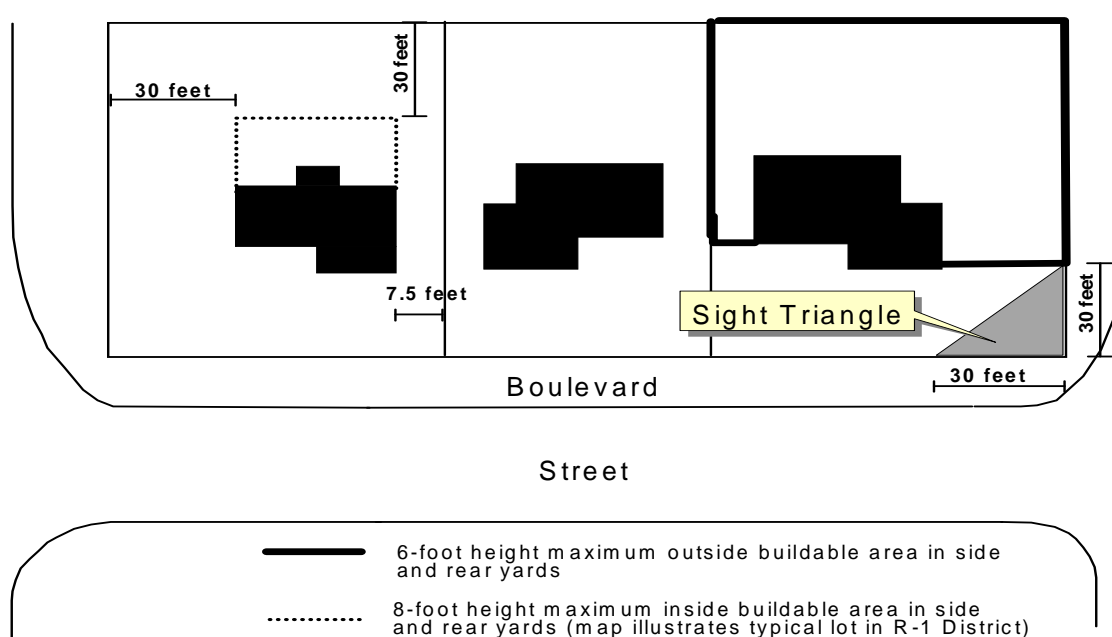
- A. All fences and walls shall be constructed in a skilled manner and of durable materials such as wood, metal or masonry and be kept in good repair.
- B. The most aesthetic or appealing side of the fence or wall must face the adjacent properties or roadway.
- C. Chain link fences shall have a minimum gauge of 11.
- D. Electrical and barbed wire fences are prohibited in all residential districts.

5. **MAINTENANCE.** All fences, walls and hedges shall be maintained on both sides in a condition of good repair and aesthetics.

6. **DRAINAGE & UTILITY EASEMENTS.** Fences are permitted to be placed in the drainage and utility easement area as long as they do not create a drainage issue. If the City or a public utility company needs to access the easement the city will remove the fence for the work to be completed, but it is the property owners responsibility to re-install it.

7. **SWIMMING POOLS.** All swimming pools with a capacity to hold more than 30 inches of water shall be completely enclosed by a fence. Please refer to the Swimming Pool Informational Handout for further information.

**SIGHT DISTANCE TRIANGLE AND FENCE SETBACKS**



For additional City information, please check the website or contact City Hall at:

[www.ci.st-michael.mn.us](http://www.ci.st-michael.mn.us)

11800 Town Center Drive NE, Suite 300 St. Michael, MN 55376

763-497-2041 (Phone) 763-497-5306 (Fax)