



**CITY OF WHITE BEAR LAKE**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

4701 Highway 61  
White Bear Lake, MN 55110  
Phone: 651-429-8518  
Fax: 651-429-8503



**Fence Guidelines**

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**A FENCE PERMIT IS REQUIRED FOR ANY FENCE FOUR (4) FEET AND OVER IN HEIGHT. FENCES ARE PERMITTED IN ALL YARDS, SUBJECT TO THE FOLLOWING:**

1. Solid walls in excess of four (4) feet above adjacent ground grades shall be prohibited. The term "solid wall" refers to retaining walls or above grade walls constructed of stone, boulders, concrete, modular block or other similar materials.
2. Fences shall be at least thirty (30) percent open through the structure to allow for passage of light, air, and wind or have an approved foundation. Fences that are less than 30% open require a substantial footing to support the fence during windy conditions. A substantial footing shall be a footing with a depth below grade equal to or greater than 50% of the fence height.
3. The finished side of the fence shall face the abutting property.
4. All fences four (4) feet in height and over from the finished grade shall require a site plan and permit. The charge for a flat fee permit is \$30.00.
5. No fences shall be permitted on public right-of-ways.
6. In the case of a corner lot, both yards abutting a street shall be considered a front yard.
7. Fences located within the buildable area of a lot may be up to eight (8) feet in height.
8. Fences may be permitted along property lines and within required non-buildable setback areas, subject to the following:
  - a. Fences may be placed along (not on, but just inside of) property lines, provided no construction, grading, or drainage damage results to abutting property.
  - b. Fences in commercial and industrial districts may be erected along the side and rear lot lines to a height of eight (8) feet with or without a security arm for barbed wire. In no case shall a fence or security arm extension encroach over the property line. (Ref. Ord. 774, 1/10/89).
  - c. Fences in residential districts may be located on any side or rear lot line to a height of six (6) feet above finished grade, beginning at the front building line of principle structure.
  - d. In residential districts, no fences or wall more than forty-eight (48) inches in height shall be constructed within any required front yard. At the intersection of corner lot lines, a maximum height of thirty (30) inches is allowed (see Section 1302.030, Subd. 8).  
On corner lots, in residential districts, a fence up to six (6) feet in height may be allowed within a front yard which qualifies as an equivalent side yard abutting a public right-of-way, provided that it is set back at least 12 feet from the property line and does not impede safety by obstructing vision for pedestrians or motor vehicle operators.
  - e. The property owner is responsible for providing proof of property line location. Existing survey stakes exposed at grade level with a string pulled between the stakes to define the line is considered acceptable proof of property line. Where property lines are not clearly defined, a certificate of survey may be required by the Zoning Administrator to establish location of the property line.

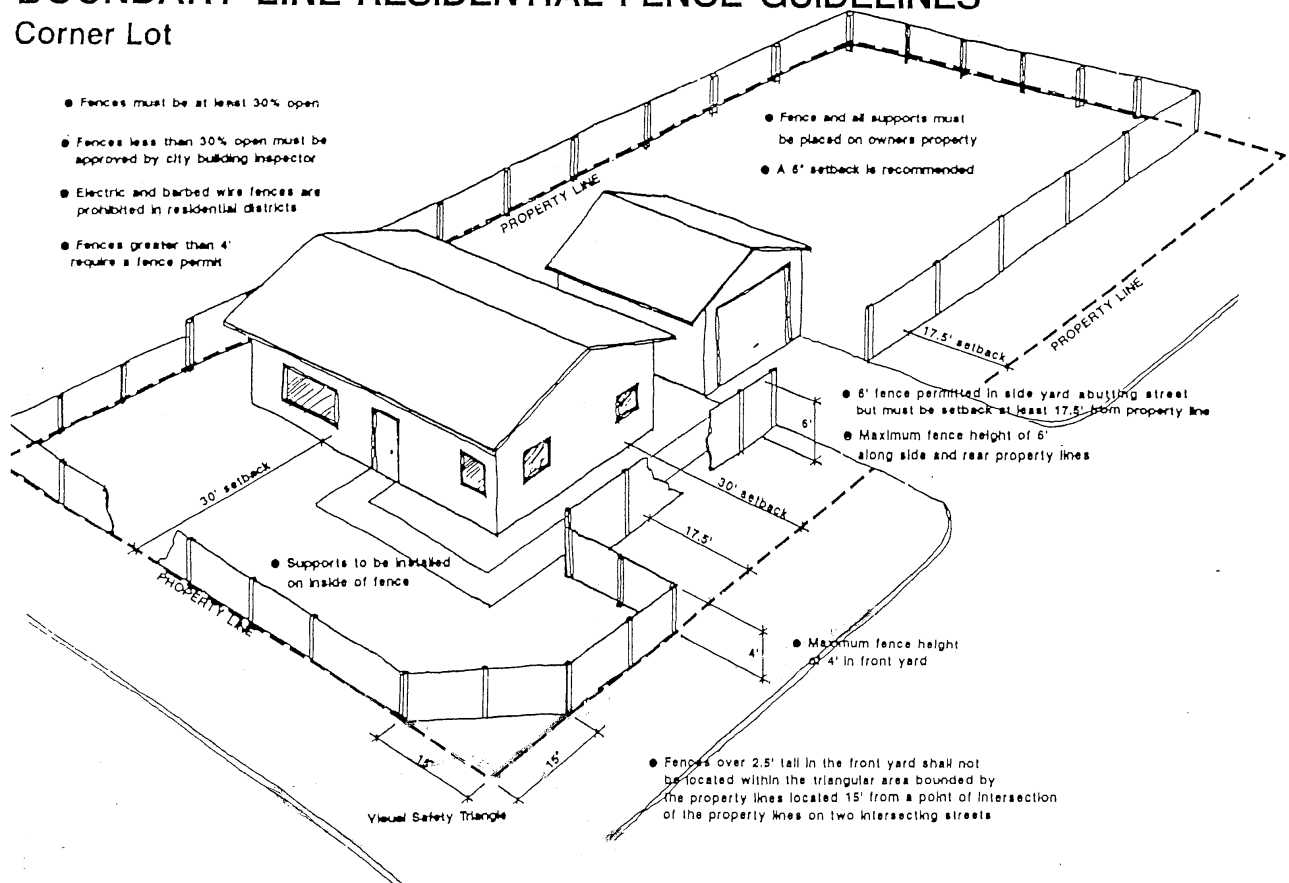
- f. In those instances where a boundary line fence exists as an enclosure that restricts access from the front yard, a gate, identifiable, collapsible section, or other such means of recognizable ingress shall be provided for emergency vehicles. Such ingress points shall be unobstructed and a minimum of ten (10) feet in width. 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 principle structure.
- g. Fences erected within side or rear yards that abut any navigable lake channel or stream shall not exceed forty-eight (48) inches in height.
- h. Chain link fences (without slat screens) used for the enclosure of tennis courts or other such recreational purposes shall not exceed ten (10) feet in height and shall be located in a rear yard only.
- i. Pool safety fencing for in-ground pools shall meet the pool safety barrier requirements. Safety barriers around pools shall be of a non-climbable type, at least six (6) feet in height, and no more than four (4) inches above grade and shall completely enclose in-ground and above-ground pools more than four (4) inches above grade, and shall completely enclose in-ground and above-ground pools. All fence openings or point of entry into the pool area shall be equipped with self-closing and self-latching devices placed no more than one (1) foot from the top of the gate or otherwise inaccessible to small children. The fence may not have openings in which a 4" sphere may pass. If a fence has horizontal members spaced less than 45" apart, the members must be placed on the pool side of the fence.
- j. For above-ground pools, the safety fence must be at least 4" in height and may incorporate the walls of the pool itself. A self-closing latch must be at least 3" from the top of the gate or otherwise inaccessible to small children.
- k. In residential districts, barbed wire fences and electrical fences shall be prohibited. Chain link fences are allowed in side and rear yards only.
- l. 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. For example, temporary fences, such as wire mesh, are not appropriate as permanent boundary line fences. Every fence shall be maintained in a condition of reasonable repair and shall not, by reason of age, decay, accident or otherwise, be allowed to become and remain in a state of disrepair to be or tend to be a nuisance to the injury of the public or any abutting property. Any fence that is dangerous due to of its construction or state of disrepair or is otherwise injurious to the public safety, health, or welfare is a nuisance, and any such fence that has become or tends to be a nuisance shall upon order of a competent court be repaired or removed as necessary to abate the nuisance caused.

A SITE PLAN (IN DUPLICATE) MUST BE SUBMITTED ALONG WITH THE BUILDING APPLICATION. THE SITE PLAN MUST INCLUDE THE FOLLOWING:

1. Lot lines
2. Location of the principle structure and any other relevant structure
3. Location of proposed fence
4. Dimensions of lot, structures and fence
5. Fence detail - height and type of fence
6. Any other additional information that may be required

## BOUNDARY LINE RESIDENTIAL FENCE GUIDELINES

### Corner Lot



# BOUNDARY LINE RESIDENTIAL FENCE GUIDELINES

## Interior Lot

