



## Fences

### Overview

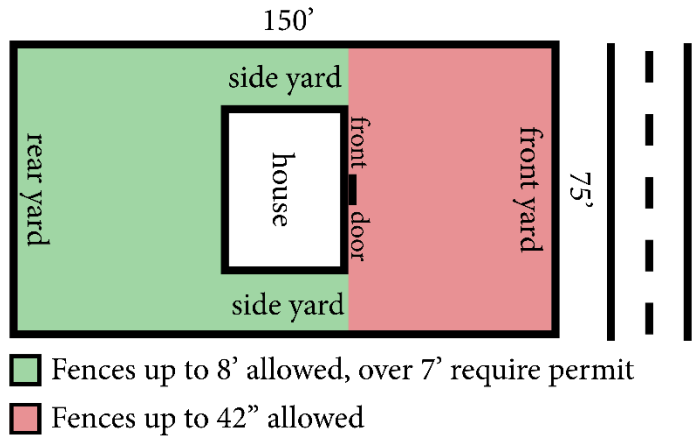
- Lots come in varying shapes and sizes, be sure to locate property lines before installing a fence.
- Lot and yard definitions are as follows:
  - Front lot: The boundary abutting a public right-of-way having the least width.
  - Corner lot: A lot situated at the junction of and abutting on two or more intersecting streets.
  - Front yard: A yard extending across the front of the lot and lying between the front line of the lot and the nearest line of the building.
  - Rear yard: A yard extending across the full width of the lot and lying between the rear line of the lot and the nearest line of the principal building.
  - Side yard: A yard between the side line of the lot and the nearest line of the principal building and extending from the front line of the lot to the rear lot line.
- Fence height limits:
  - Front yard: Up to 42 inches allowed.
  - Side and rear yards – residential: Up to seven (7) feet allowed without a building permit, up to eight (8) feet allowed with a building permit.
  - Side and rear yards – commercial and industrial: Over seven (7) feet allowed with a building permit, over eight (8) feet requires a conditional use permit.
  - Corner lots: When the building front is oriented toward the side yard, fences over 42 inches may not encroach onto the front or side yard, as depicted on reverse side.
- A fence over seven (7) feet requires a building permit and must be engineered to withstand a 90 mph wind gust for three (3) seconds. It is required that the plans and building permit application be signed by a professional engineer that is licensed with the state of Minnesota to certify that the fence design satisfies this standard.
- Fences are not allowed in the sight triangle on corner lots. The sight triangle is the area beginning at the intersection of the two streets and measuring 20 feet along both property lines to form a triangle.
- Fences must be at least 5% open for passage of air, light, and drainage.
- All posts or similar supporting instruments used in the construction of fences must face inward toward the property being fenced, unless symmetrical.
- No fence may interfere with drainage in the area.
- If a storm drainage easement exists, contact the Public Works Department (763-592-6777) to determine how far off the ground the fence should be.
- Any fence erected in a utility easement is placed at the risk of the property owner.
- No fences are allowed on the public boulevard.
- Wood fences must be stained, sealed, painted, or otherwise treated with a decay-resistant material.
- The area below the fence must be maintained and weeded.
- The following types of fences are prohibited:
  - Electric
  - Barbed wire or razor wire
  - Sheet metal, scrap metal, corrugated metal, or metal building, siding, or roofing material
  - Plywood or scrap wood
  - Canvas, nylon, or other non-rigid material or fabric
  - Cast-off, secondhand, or other materials not originally intended to be used for constructing a fence
- It is recommended that fences be placed two (2) feet inside property lot lines for ease of maintenance (with a gate).



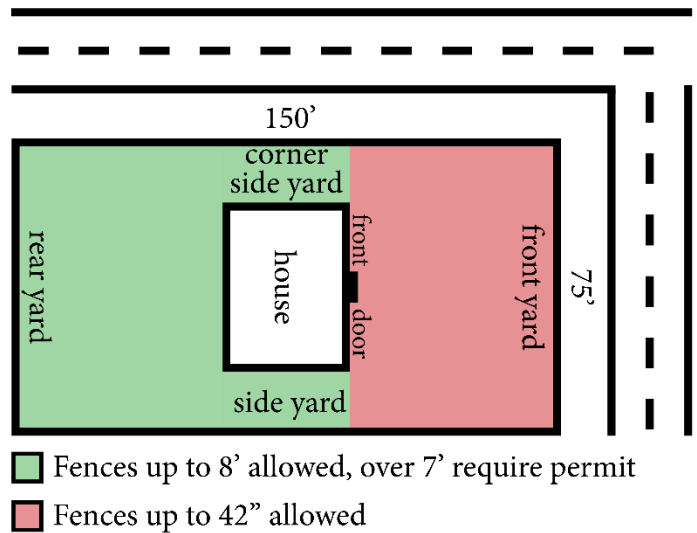
# Fences

## Examples

Example of standard lot with front door oriented to the front yard.



Example of corner lot with front door oriented to the front yard. Front yard defined as side of lot abutting public right-of-way with least width.



Example of corner lot with front door oriented to the side yard. Front yard defined as side of lot abutting public right-of-way with least width. Fences over 42" may not encroach into required front or side yard setback abutting a street. Required setback determined by street classification and zoning district.

