



FENCE INFORMATION

The purpose of regulating fences is to promote a pleasant physical environment and to protect the public and private property within the City by regulating the location, height, type of construction, and maintenance of all fences.

YOU MUST HAVE YOUR PROPERTY STAKES LOCATED AND EXPOSED BEFORE A FINAL INSPECTION WILL BE APPROVED.

The owner/contractor is responsible for locating the property corner markers prior to applying for a fence permit. If the iron lot corner pins cannot be found, the applicant is to contact a Land Surveyor to re-establish the lot corners before commencing with the fence building. If there is any dispute by your neighbors and/or the inspector as to exact location of a property line, the applicant is to contact a Land Surveyor to locate such property line(s). A metal detector can be useful to find the iron corner marker pins. Refer to your property survey for lot dimensions. When an inspector comes out to inspect your fence, they will need to see your exposed property stakes.

If you are wishing to connect your fence to any adjacent property fences which are not yours, you must first get written approval from the neighbor and include such written approval with your fence permit application.

PERMIT REQUIRED

No fence shall be erected or substantially altered without obtaining a zoning permit from the Building Inspections Department. The fee for a fence permit is \$60.00.

DEFINITIONS

Fence:
A fence is defined as any partition, structure, wall, or gate erected as a divider marker, barrier or enclosure and located along the boundary, or within

the required yard. For the purpose of this Section, a fence shall not include naturally growing shrubs, trees or other foliage.

LOCATIONS OF FENCES

Please review the Spring Lake Park handout: "Property Line Locations" and "Certificate of Survey/Site Plan" for more information regarding your property line locations and requirements.

Fences, when constructed to enclose any lot or tract of land, shall be located in such away that the entire fence shall be on the property of the owner. Posts and framework shall be placed within six inches of the property lines of the owner and the actual finished fencing material, such as wire, lumber, pickets, etc., shall be placed on outside of the fence which faces the street or adjacent property.

No fences shall be allowed or constructed on street right-of-ways. Fences may, by permit, be placed on public utility easements so long as the structures do not interfere in any way with existing underground or over ground utilities. Further, the City of any utility company having authority to use such easements shall not be liable for repair or replacement of such fences in the event they are moved, damaged or destroyed by virtue of the lawful use of said easement.

CONSTRUCTION AND MAINTENANCE

Every fence shall be constructed in a workmanlike manner and of substantial material reasonably suited to the purpose for which the fence is to be used. Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition, which would constitute a public nuisance, or a dangerous condition. If such a fence is allowed to become and remain in such condition, a Building Inspector is authorized to notify the owner or owners of such fences of the condition and allow owner or owners

ten (10) days in which to repair or demolish the fence.

Link fences, where permitted, shall be constructed in such a manner that the barbed end is at the bottom of the fence.

No barbed wire or barbed wire fences shall be allowed on private property in residential zones. No barbed wire or barbed wire fences shall be allowed on private property in business or industrial zones where the property lines of such property abut lots or parcels adjacent to residential districts.

All fences shall be constructed in conformity with the wind, stress, foundation, structural and other requirements of the Minnesota State Building Code.

RESIDENTIAL FENCES

In all residential districts, fences shall have the following setbacks and heights limitations:

Front Yard -Maximum height of four (4) feet above ground level in front of the front face of the residential structure.

Side Yard - Maximum height of six (6) feet above ground level.

Rear Yard - Maximum height of six (6) feet above ground level.

Extent of Front Yard – Except for driveways, the front yard shall extend along the entire frontage of the lot and along both streets in the case of a double frontage or corner lot.

The required front yard of a corner lot shall not contain any fence that may cause danger to traffic on a street or public road, by obscuring the view. On corner lots, no fence higher than 48 inches shall be permitted within the 30-foot intersection sight distance triangle and maintain at least 75% transparency.

COMMERCIAL AND INDUSTRIAL FENCES

In business and industrial zones, fences may not exceed eight (8) feet in height above the ground level, and the use of barbed wire is prohibited, except that the top one (1) foot of any fence along side or rear lot lines in these zones may be

constructed or barbed wire. Barbed wire is also permitted for the top one (1) foot of fences in industrial zones when fronting a public street and placed no closer than the parking setback. Barbed wire shall not be permitted adjacent to any residential district.

FENCING BETWEEN COMMERCIAL/INDUSTRIAL AND RESIDENTIAL ZONE

Whenever a Residential zone is adjacent to or across the street from a Commercial/Industrial zone, the commercial or industrial land owner/developer must provide a minimum six (6) foot high fence for screening. The fence shall not have less than ninety (90) percent opacity for screening purposes.

SPECIAL PURPOSE FENCES

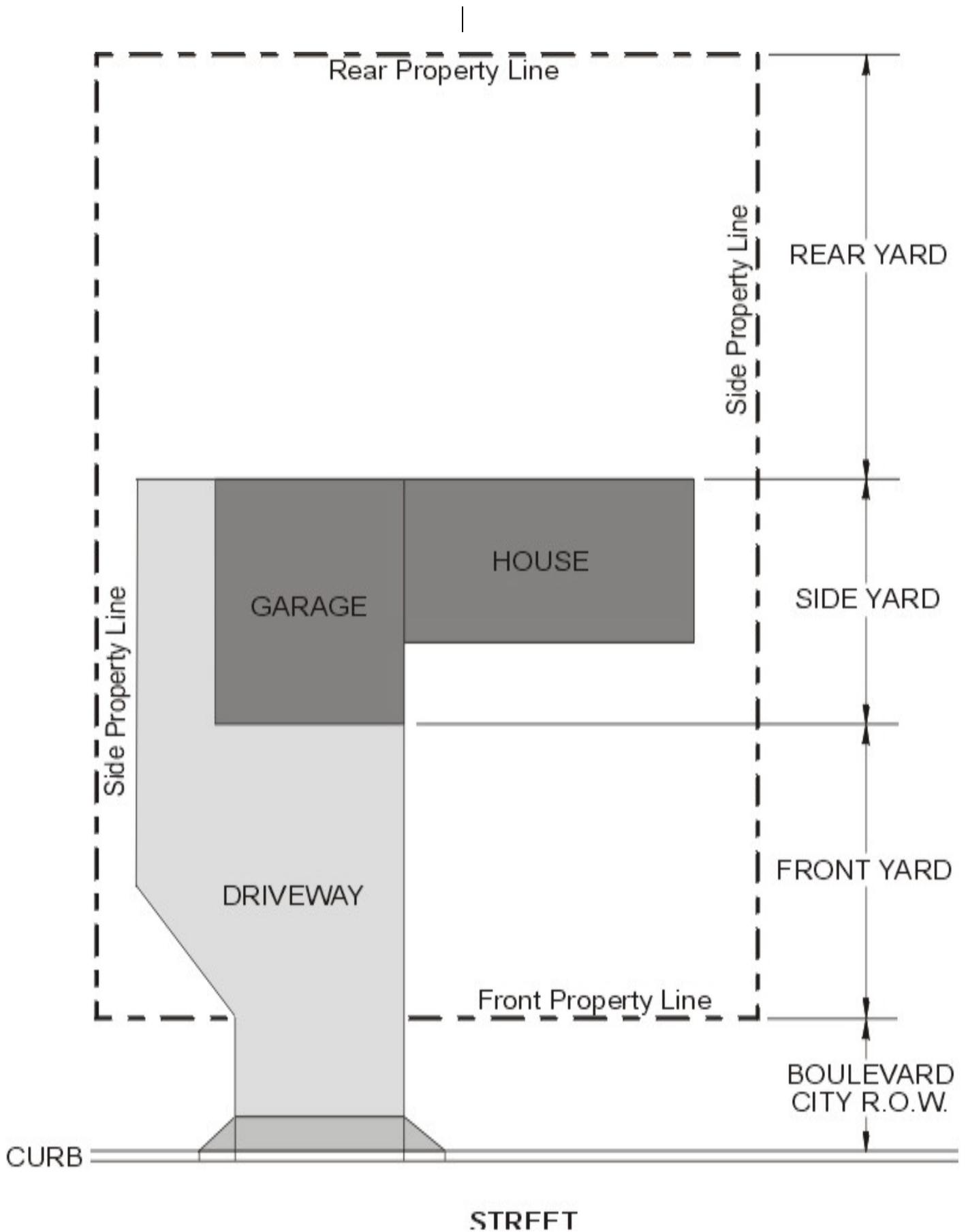
Fences for special purpose and fences differing in construction, heights, or location, may be permitted in any commercial or industrial district in the city, only by issuance of a conditional use permit approved by the City Council after a recommendation by the Planning Commission, and upon evidence that such special purpose fence is necessary to protect, buffer, or improve the premises for which such fence is intended. The approval of such buffer fences may include stipulations as to the material, heights, or location of such special purpose fences.

NON-CONFORMING FENCES

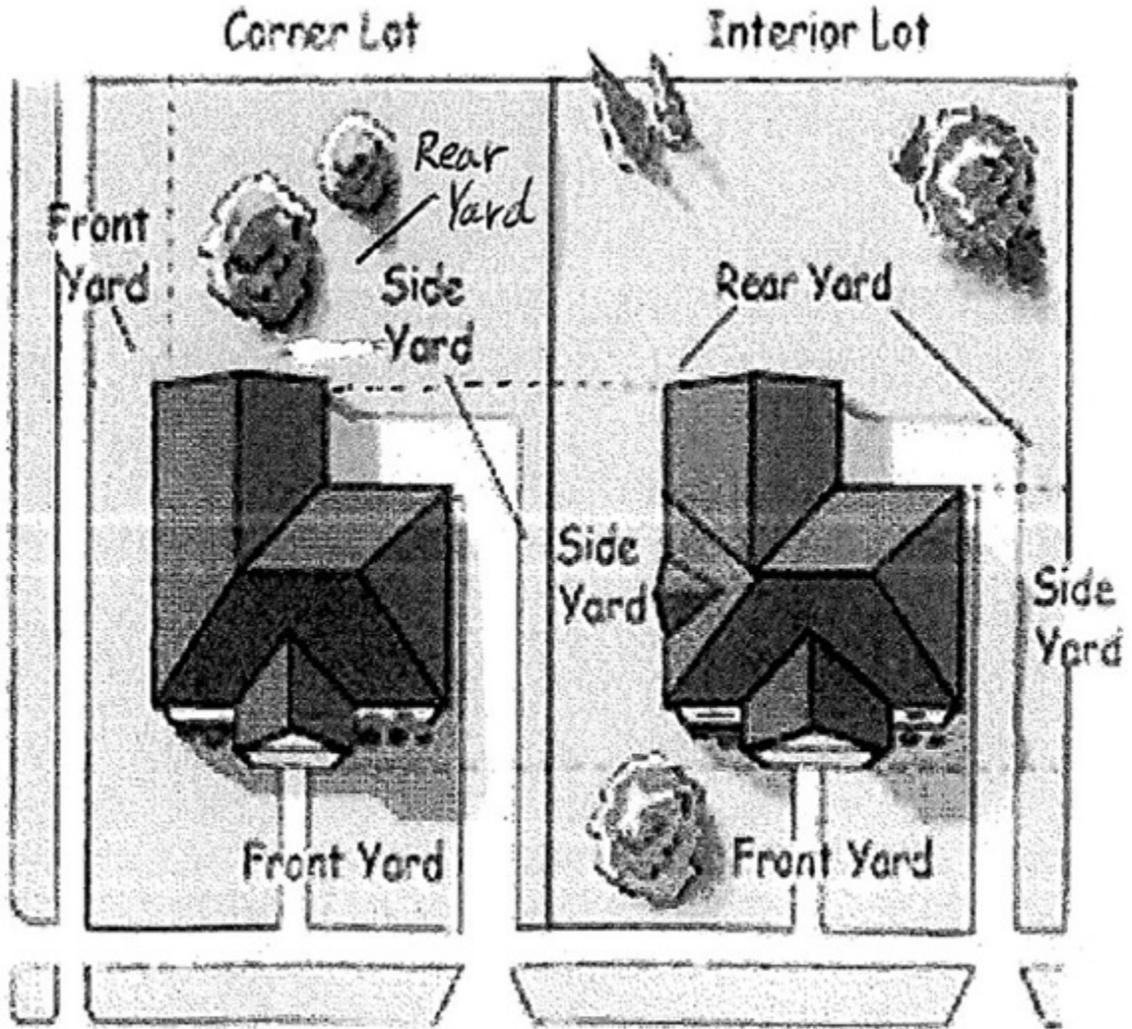
All existing fences, at the time of the adoption of this Section, which are not in violation of this Section and are not located within a public right-of-way or easement, but which violate other Sections of this Code, may be continued to be maintained and to exist but may not be replaced, if destroyed or removed, to the extent that the violations be continued.

QUESTIONS?

If you have questions about the information in this handout, please contact City Hall (763) 784-6491 or email info@slpmn.org.



CORNER LOT CLEARANCE REQUIREMENT





ZONING PERMIT APPLICATION

City of Spring Lake Park
1301 81st Ave NE
Spring Lake Park, MN 55432
763-784-6491
Permits@slpmn.org

JOB ADDRESS: _____

OWNERS INFORMATION:

Name: _____
Address: _____
Email: _____ Phone: _____

TYPE OF PROPERTY:

- Commercial
- Multi-Family
- Residential
- Mobile Home

CONTRACTORS INFORMATION:

Please Note: Contractors must be licensed with the City of Spring Lake Park

Name: _____
Address: _____
Email: _____ Phone: _____
State License #: _____ Expiration Date: _____

APPLICANT:

Same as Property Owner Contractor Other (Explain): _____

DESCRIPTION OF WORK TO BE COMPLETED:

Fence Driveway Accessory < 200 Sq. Ft. Shed < 200 Sq. Ft. Pod/Dumpster
 Other (Explain): _____

Start Date: _____ Estimated Completion Date: _____

If the application is **NOT** fully completed, it will be denied at time of processing. Please verify that all necessary information is legible and plans are included with job cost estimates.

Separate permits are required for electrical, plumbing, heating, ventilating, and air conditioning. This permit becomes null and void if work or construction authorized is not commenced within 180 days or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

➡ Contractor Signature: _____ Date: _____

➡ Homeowner doing work Signature: _____ Date: _____

Payment: We accept cash, checks & credit cards (with additional processing fees).