



**Community & Economic
Development Department**
Planning and Zoning Division

ZONING COMPLIANCE CERTIFICATE APPLICATION

APPLICANT	
Name	Email
Address	Phone
Signature	Date
OWNER (if different from Applicant)	
Name	Email
Address	Phone
Signature	Date
DEVELOPER, ARCHITECT, ENGINEER, CONTRACTOR, OR OTHER CONTACT	
Name	Email
Address	Phone
PROPERTY	
Parcel ID	
Address	
Brief Project Description and Diagram	

Basic Information:

- Site Plan or layout sketch. (Certificate of survey may be required to confirm property boundaries).
- Date and north arrow.
- Location of streets, public trails, railroads, or waterways that are adjoining the site.
- Location of existing and proposed structures, with distance from property lines noted.
- Location, height, and material for fences or walls.
- Building materials and proposed colors noted for sheds.

◆ **Filing fee: \$25.00**

I have familiarized myself with the attached Ordinance as it pertains to my request , and will abide by the provisions contained thereto.

I hereby consent to the inspection of the premises as provided by the applicable City of Faribault Ordinances and attest that all facts set forth in this application are true and correct to the best of my knowledge. Failure to meet the standards required in the Ordinances shall result in the revocation of this Certificate.

Signature of Applicant: _____

Date: _____

Signature of Land Owner *(if Different than Applicant)*: _____

Date: _____

Complete and submit the application with required attachments to:

City of Faribault
Planning & Zoning
208 1st Avenue, NW, 3rd Floor
Faribault, MN 55021

APPENDIX B UNIFIED DEVELOPMENT REGULATIONS

Sec. 6-250. Fence location and height.

Fences may be erected, placed, or maintained in any yard along or adjacent to a lot line, in accordance with the requirements identified below. The owner shall be responsible for properly locating all property lines before construction of any fence. A zoning certificate of compliance shall be required prior to installation of fences in any zoning district.

- (1) Fences in residential zoning districts shall meet the following requirements:
 - a. No fence shall exceed six (6) feet in height, not including finials, nor be less than three (3) feet in height. In the case of grade separation such as the division of properties by a retaining wall, fence height shall be determined based on measurement from the average point between highest and lowest grade.
 - b. Any fence extending into a front building setback area, shall not exceed four (4) feet. Fences within a required sight distance triangle shall not exceed three (3) feet in height, except as provided under subsection (c) below.
 - c. Any fence within a front yard may be a maximum height of four (4) feet if open, decorative, ornamental fencing materials that are less than fifty (50) percent opaque are used subject to the specifications in section 6-260 below.
 - d. Any fence, in residential districts with a residential use, meeting the height requirements of subsection (1)(a) may be permitted in a corner side yard up to one (1) foot from the property line. In no case may these sections be permitted within any portion of a sight distance triangle.
 - e. A rear yard of a through-lot shall be permitted to construct a fence up to the property line in compliance with the height requirements of [subsection] (1)(a).
 - f. The sight distance triangle as it pertains to this section shall be defined beginning at the intersection of where a driveway intersects a property line, measured fifteen (15) feet along each line and connected by a diagonal line. This requirement shall also apply to sites adjoining alleys. Fences shall also be prohibited within the sight distance triangle area as defined in section 1-120.

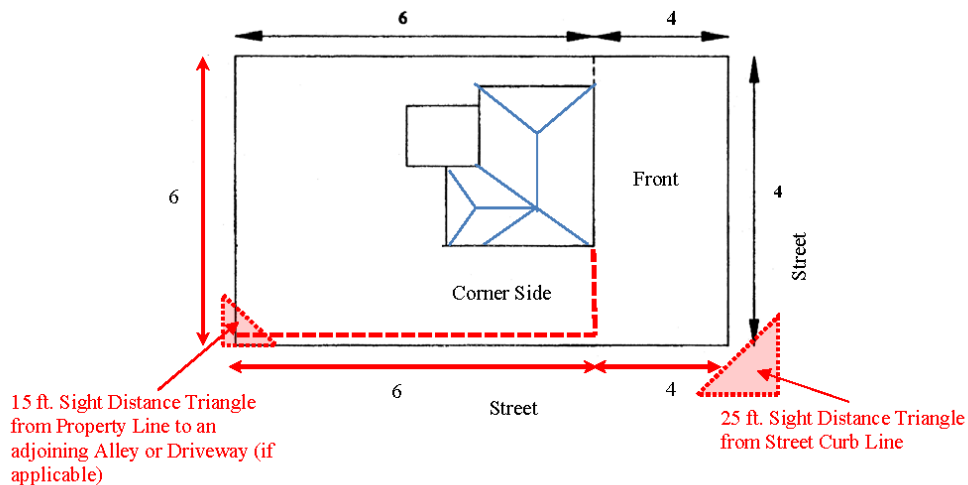


Figure 6-2. Maximum Fence Height, Residential Districts

APPENDIX B UNIFIED DEVELOPMENT REGULATIONS

- (2) Fences in nonresidential zoning districts shall meet the following requirements:
- a. In industrial zoning districts, no fence shall exceed twelve (12) feet in height, nor be less than three (3) feet in height. In commercial zoning districts, no fence shall exceed eight (8) feet in height, nor be less than three (3) feet in height. In all other zoning districts, the city planner shall determine if the residential, commercial, or industrial fence height requirements shall apply. In the case of grade separation, such as the division of properties by a retaining wall, fence height shall be determined based on measurement from the average point between highest and lowest grade.
 - b. No fence shall exceed four (4) feet in height in the area between the required minimum building setback as stipulated by the unified development ordinance and the front lot line.
 - c. Any fence in a nonresidential zoning district with a nonresidential use may be permitted to construct a fence up to the corner side lot lines and rear lot lines of through-lots at the height allowed by subsection (2)(a) above.
 - d. Essential service uses requiring protection, including but not limited to, electrical and gas substations and water and wastewater treatment plants, shall be allowed to construct a fence up to twelve (12) feet in height on any property line.
 - e. In no case shall a fence obscure the required sight triangle as required by this article or as required by the city engineer or other authorized agent of the city.

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2008-09, § 2, 5-13-08; Ord. No. 2010-04, § 3, 5-25-10; Ord. No. 2011-06, 6-14-11; Ord. No. 2018-2, § 1, 9-11-18; Ord. No. 2019-10, § 2, 7-9-19)

Sec. 6-260. Fence materials and maintenance.

- (1) All walls and fences shall be durable, standard fence materials, and kept in a condition so as not to become a nuisance. Drywall, cardboard, plywood and particle board panels shall not be used as fencing material. Standard fence materials shall include cedar fence posts and boards, treated wood fence posts and boards, PVC or vinyl fence posts and panels designed and manufactured for use as fence sections, aluminum fence posts and panels, wrought iron fence panels, steel fence panels (designed and manufactured for use as fencing, chain link fencing with wood or tubular steel posts and frames and other materials as approved by the City Planner.
- (2) Barbed wire shall be prohibited except as follows:
- a. Barbed wire shall be permitted for allowed agricultural purposes and the retention of allowed livestock.
 - b. Barbed wire shall be allowed in industrial districts and for essential service uses (including, but not limited to, electrical and gas substations, and water and wastewater treatment plants). The barbed wire shall begin at a point at least six (6) feet above finished grade and it shall not project over property lines.
 - c. Barbed wire shall be allowed when necessary for security purposes at correctional facilities and similar facilities.
 - d. Barbed wire may be allowed in commercial districts with the issuance of a conditional use permit. The barbed wire shall begin at a point at least six (6) feet above finished grade and it shall not extend over property lines. Findings shall be made that the barbed wire is necessary to protect the property for which the barbed wire is intended.
- (3) All fence posts and supporting members shall be erected so that the finished side or sides of the fence face the adjacent property or public right-of-way.

- CODE OF ORDINANCES

APPENDIX B UNIFIED DEVELOPMENT REGULATIONS

- (4) Slats shall be permitted on chain link fences in industrial districts or uses. Screening slats shall be properly maintained free of graffiti and if damaged screening slats shall be promptly replaced with a matching color slat.
- (5) Metal wall or roof panels may be permitted as a fence material by conditional use.
- (6) Decorative - Ornamental fences per section 6-250, subsection (2)(c) above, shall include wrought iron, wood or vinyl picket, split rail, rail and post, and wood framed vinyl coated (or equal) chain link with minimum 4" x 4" decorative posts and minimum 2" x 4" horizontal framing members. Alternative ornamental materials beyond those listed above may be approved with a conditional use permit.

(Ord. No. 99-20, § 1, 11-23-99; Ord. No. 2008-09, § 2, 5-13-08; Ord. No. 2011-06, 6-14-11;
Ord. No. 2018-2, § 2, 9-11-18; Ord. No. 2019-10, § 2, 7-9-19)

Fence Ordinance Amendment Discussion. Joint Council Committee Meeting July 24, 2018

Screening Fence Examples (allowed on side yard, rear yard and corner side in new ordinance)



Shadow box style screening fence 6' Maximum. Both sides are finished with this style.



6' screening fence finished side out (allowed)
New ordinance allows screen fences in corner side yards



Slat Style Screening fence (both sides finished)



Framing on outside of fence is not allowed.
Finished Side out toward neighbors is required.



Ownership of the fence dictates finished side



Example of 6' chain link with mesh screen
(not allowed for residential uses)

Fence Ordinance Amendment Discussion. Joint Council Committee Meeting July 24, 2018

Examples of fences allowed in the front yard area.



4' wood framed chain link OK in new Ordinance



4' picket allowed in front yards



4' wrought Iron Fence allowed in front yards



4' vinyl picket fence allowed in front yard



4' tall chain link fences will be allowed in front yards in new Ordinance, except in sight triangle areas where the limit will be three feet.

