

If you are interested in putting up a fence on your property, please refer to **Section 6-250** and **Section 6-260** of the Unified Development Code. This brochure can answer the most commonly asked questions, as well as some helpful hints that explain fence regulations applicable within the City of Faribault.

This guide is intended to be general in nature and does not cover every aspect of city fence regulations in detail. This guide should not be considered as the final or definitive authority on any of the matters it addresses.

If you have questions or would like more specific information, please contact:

**City of Faribault
Planning & Zoning Division
208 NW 1st Avenue
Faribault, MN 55021
(507)333-0387**

Q *Do I need a permit to build or install a fence?*

A Yes, a Zoning Certificate is required for the construction or installation of a fence

Q *What if my property is in the Historic Preservation District?*

A A Zoning Certificate is required for fences being constructed in the Heritage Preservation District. If the property is within the Heritage Preservation District, the fence plan may need to be reviewed and approved by the Heritage Preservation Commission (HPC). The HPC then forwards the application onto the building official for final approval and issuance of the building permit.

Q *Where can I build a fence on my property?*

A Fences may be installed and maintained in any yard along or adjacent to a property line. The landowner is responsible to locate all property lines prior to installation.

- It may be necessary to have a survey done so you know exactly where your property lines are.
- An alternative method of identifying property lines is to utilize a metal detector to find the corner markers of the property.

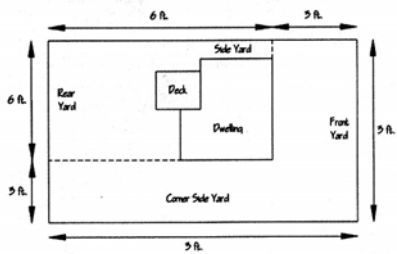
Q *What type of materials can I use to build my fence?*

- A**
- All walls & fences must be durable, weather-treated, & kept in a condition so as not to become a private or public nuisance.
 - Barbed wire & electric wire fencing may be used only for agricultural purposes, and when necessary for security purposes at correctional & other similar facilities.
 - All fences must be erected so that their finished sides face the adjacent property or public right-of-way. (Posts and supporting members on the inside.)

Q *How high can I build my fence?*

- A**
- No fence may exceed 6 feet in height in residential districts or 12 feet in non-residential districts, or be less than 3 feet in height.
 - Any fence extending into a front yard, corner side yard, or within a required sight distance triangle must not exceed 3 feet in height, except as provided below.

- Any fence within a front yard or corner side yard may be increased to a maximum height of 4 feet when open and decorative fencing materials less than 50 percent opaque are used.
- In a corner side yard, fences up to 6ft. tall are allowed up to 20ft. with a 10ft. break between sections. **See Section 6-250(4).**



Q Are there any activities or other uses that require fencing?

A Yes; private swimming pools must be entirely enclosed by a wall, fence, or combination of both, at least 4 feet in height. A self-closing gate with a lock must also be provided.

**Remember—
Always check with
Gopher State One-Call
before you dig!
1-800-252-1166**

City of Faribault
208 First Avenue NW
Faribault, MN 55021

FENCES



A General Guide For
Property Owners



City of
Faribault
Planning and Zoning
Division

Updated 1/29/18



**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	

Planning & Zoning Case # _____

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**

SIGNATURE OF APPLICANT _____ **DATE** _____

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) No fence shall exceed six (6) feet in height, not including finials, in residential districts or twelve (12) feet in nonresidential districts, 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.
- (2) 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] (3) below.
- (3) 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.
- (4) Any fence, in residential districts with a residential use, meeting the height requirements of [subsection] (1) may be permitted in a corner side yard up to one foot from the property line. In no case may these sections be permitted within any portion of a sight distance triangle.
- (5) 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).
- (6) 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.

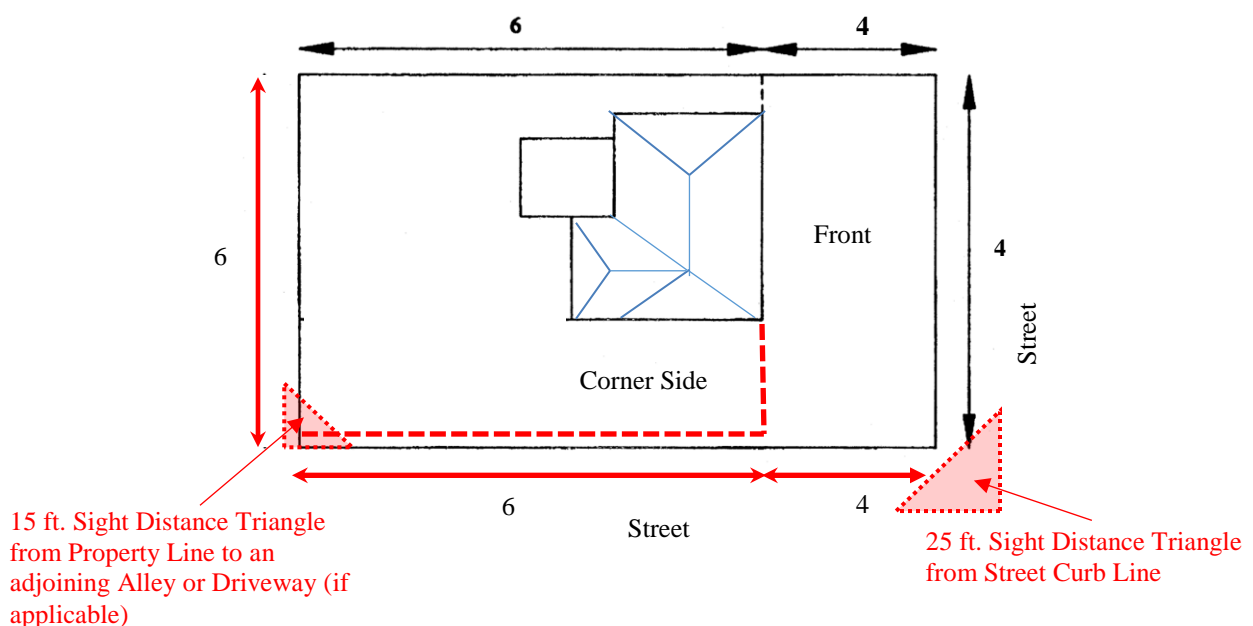


Figure 6-2. Maximum Fence Height, Residential Districts

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.
 - a) 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 and electric wire fencing may be used only for agricultural purposes, retention of livestock, industrial storage areas when not visible from a public right-of-way, and when necessary for security purposes at correctional and other similar facilities.
- (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.
- (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, sub-section (3) 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.

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)

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.

