

PERMITS

A permit is required for all fences

REQUIRED SUBMITTALS

- Completed Zoning Permit application
- A site drawing showing; the proposed location of the fence, distances from property lines, existing buildings, and any utility easements.
- Proposed fencing materials

GENERAL REQUIREMENTS

- 1) 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
- 2) No fence shall exceed eight (8) feet in height in residential districts or ten (10) feet in non-residential districts. 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.
- 3) Residential fencing in the front yard or a corner side yard of principal structure may be no higher than 48 inches, shall be constructed with at least 75% open space.
- 4) Fences or hedges placed within utility easements are subject to removal at the expense of the property owner if required for the maintenance or improvement of the utility.
- 5) No fence shall be constructed within a public right-of-way.
- 6) Fences shall be constructed of durable, weather-treated materials widely accepted in the fencing industry and shall blend with the overall character of the neighborhood. No plywood, canvas, metal sheeting or wire fencing is permitted. Every fence shall be constructed in a substantial, workman-like manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used.
- 7) Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private. Any such fence, which is, or has become dangerous to the public safety, health or welfare, is a public nuisance, and the Zoning Administrator shall commence proper proceedings for the abatement thereof.
- 8) Link fences, where permissible, shall be constructed in such a manner that no barbed end shall be at the top. Slats shall not be permitted within a chain link fence in residential properties. Slats shall be allowed in all non-residential districts but shall be uniform in color and maintained by the property owner.
- 9) Perimeter electric fences and barbed wire fences shall be permitted only with a conditional use permit.
- 10) Temporary snow fences are permitted between November 1st and April 15th without a permit.

LOCATION

- 1) Fences may be erected, placed, or maintained in any yard along or adjacent to a lot line, in accordance with the requirements identified below and permits are required. The City of Redwood Falls does not provide surveying service. It is up to the homeowner to establish the location of the lines and make these available at time of application or upon request of the inspector. The owner shall be responsible for properly locating all property lines before construction of any fence. The Zoning Administrator may require any applicant for a permit to establish the boundary lines of his or her property by a survey thereof to be made by a licensed land surveyor.
- 2) In residential districts, fences in side or rear yards shall be constructed no closer than 5 feet from all public right of ways without a conditional use permit.
- 3) Residential fencing in the front yard or a corner side yard of principal structure shall be set back at least one foot from the right-of-way line.
- 4) On residential corner lots, no fence or screen shall be permitted within the triangular area defined as beginning at the intersection of the projected curb line of two intersecting streets (including alleyways), thence 20 feet from the point of beginning on the other curb line, thence to the point of beginning.
- 5) In non-residential districts, fences shall be constructed no closer than ten feet from all public right-of-ways (including alleyways) without a conditional use permit. Fences shall not be permitted in the front yard in nonresidential without a conditional use permit.