

Height

Fences shall not exceed six feet above the natural grade.

A fence may be erected six feet above the grade of a retaining wall only if the drop to the natural grade (or the next level of the retaining wall) is at least eighteen inches away (horizontally) from the fence. If the eighteen inches cannot be maintained, the top of the fence may only be six feet above the natural grade.

Permits

No building permit is required.

Materials

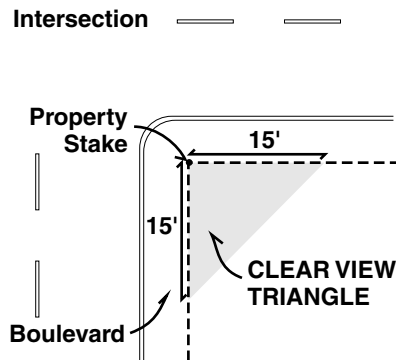
The City of Bloomington does not dictate which side of the fence must be "finished". Neither electric nor barbed wire fences are allowed in the City of Bloomington.

Location

Fences under six feet may be erected anywhere on the owner's property. The property owner is responsible for locating property lines. Property irons (buried in each corner of the lot) should be located with a metal detector before a fence is erected. Property boundaries generally lie 30 feet from the center of the street. Property dimensions may be obtained by calling the Building and Inspection Division at 952-563-8930 (8 a.m. - 4:30 p.m., Monday - Friday). The owner may also hire a surveyor to locate the property lines. The City of Bloomington does not survey properties. Fences must not encroach on adjacent properties. Maintenance of both sides of the fence (painting, mowing, etc.) should be considered when determining placement.

No fence shall block the view of traffic. Fences erected on a corner lot must maintain a 15 foot clear view triangle. *See illustration.*

The City of Bloomington does not settle property line disputes between neighbors, including, but not limited to, disputes over the placement of fences, hedges, and trees. (The City does enforce required setbacks for placement of houses, garages, decks, accessory buildings, driveways, etc.)



Fences may be placed in easement areas with the approval of the City of Bloomington Engineering Division. A fence must not affect drainage because of location or debris buildup. Any future utility work could result in the removal of the fence. Removal and restoration would be at the homeowner's expense. Easement information must be obtained from the Engineering Division at 952-563-4870 prior to the installation of any fence.

Utilities

Before you dig, call Gopher State One-Call at 651-454-0002 to locate utility lines. The owner is responsible for damage to underground utilities.

Swimming pools

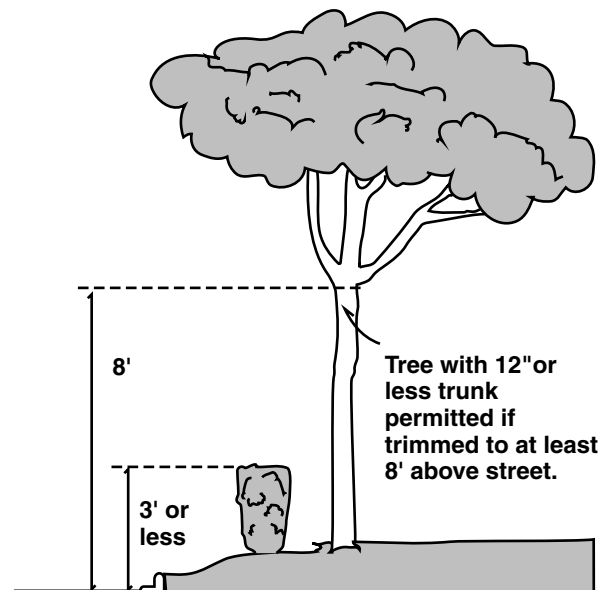
See City of Bloomington *Pool/Spa Permit Requirements Information Sheet* for requirements on pool fences.

Screening

See City of Bloomington *Exterior Storage: Residential Districts Information Sheet* handout for requirements on screening fences.

Commercial properties

Questions about fences in areas zoned for commercial or industrial uses should be directed to the City of Bloomington Planning Division at 952-563-8920.



Variances

A variance is required to erect a fence over six feet high on the side and rear yards. Such a fence must be set back at least ten feet from the side property lines and 30 feet from the front and rear property lines. A building permit is required to erect a fence higher than six feet above the natural grade. For more information on variances, call the City of Bloomington Planning Division at 952-563-8920.

Bloomington City Code

Division E. Intersections, Section 17.31.

Clear View Triangle

On property at any corner formed by intersecting streets, it shall be unlawful for the owner or occupant to install, set out, maintain or to permit the installation or maintenance of any sign, fence, hedge, tree, shrubbery, natural growth, building, construction or other obstructions to a clear view to a height greater than three feet above the level of the center of the adjacent intersection within the triangle of land formed on the corner of the lot by measuring a distance of 15 feet along each lot line from the street-property line intersection. It is hereby declared that any such installation or construction within the clear view triangle as herein defined is a public nuisance and encumbrance and obstruction to the public streets. *Code, 1958, S 161.02*