



BUILDING DEPARTMENT
Fences, Walls and Earth Berms
INFORMATION SHEET

Permit Required

It is unlawful for any person hereafter to construct or cause to be constructed or erected within the platted area of the City, any fence or wall without first making an application for and securing a fence or wall permit.

Certificate of Survey

An application for a fence permit shall be accompanied by a current certificate of survey providing exact lot dimensions, the location of existing buildings, structures, and easements on the lot, and the location of the proposed fence. At the discretion of the City, a final plat detail of the lot with the required information shown may suffice if no certificate of survey is available. Applicant shall be required to physically identify the property corners for City inspection.

Location

All fences or walls shall be located entirely within the private property of the person, firm, or corporation constructing or causing the construction of such fence.

- a) No fence or wall shall be permitted on public rights-of-way.
- b) Traffic visibility requirements set forth in Section 3, Subd. 3.D.3.b of the City of Lino Lakes Zoning Ordinance shall be satisfactorily met.
- c) No fence or wall shall obstruct natural drainage.
- d) Fences may be constructed within public and private utility and drainage easements provided that:
 - a. No fence shall be located within a drainage or utility easement without prior approval of the building and/or engineering department and the filing of an easement encroachment agreement.
 - b. Removal of a fence or portion thereof for the purpose of utilizing the easement shall be at the property owner's expense.

Construction and Maintenance

- a) Every fence shall be constructed in a professional and substantial manner and of substantial material reasonably suitable for the purpose for which the fence is proposed to be used. The materials and design shall also be compatible with other structures in the area in which the fence is located and shall not cause blight or a negative impact. Fences shall be at least ten (10) percent open to provide space for the passage of air. No used material shall be used in conjunction of fences.
- b) Every fence shall be maintained in a condition of a 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 City shall commence proper proceedings for the abatement thereof.

- c) All posts or similar supporting instruments used in the construction of fences shall be faced inward toward the property being fenced. That side of the fence considered to be the face shall be oriented toward abutting property.
- d) Fences which are ninety (90) percent open (barb wire, chain link, woven wire, and other similar type fences) which are for the sole purpose of containing NON-DOMESTIC animals within a rural zoning district are not subject to the provisions of this Ordinance and do not require a permit. Chain link fences shall have round steel parts and braces.
- e) Solid walls and retaining walls (such as masonry construction) in excess of forty-two (42) inches in height shall be prohibited when utilized, tiered retaining walls shall be separated by a horizontal landing not less than three (3) feet in width.

Access

All fences shall be provided with a gate, which affords reasonable and convenient access for public safety.

Residential District Fences

All residential district fences shall be placed within the property being fenced.

- a) Fences may be located in any yard up to a height of four (4) feet.
- b) Except as prohibited by Subd. T.6.c in the City of Lino Lakes Zoning Ordinance, a fence up to six (6) feet high may be erected from a line extended from the front façade of the principal building to the side lot lines, and then along the side lot lines and the rear lot lines.
- c) Should the rear lot line of a lot be common with the side lot line of an abutting lot, that portion of the rear or side lot equal to the required front yard setback of the abutting lot shall not be fenced to a height of more than four (4) feet. For the purpose of this section, the front and side yards of the abutting lot shall be as defined in this Ordinance rather than as related to the orientation of the house.
- d) Residential Fences Height Exceptions:
 - a. Fences for sport courts may be up to twelve (12) feet in height with a ten (10) foot setback.
 - b. Residential boundary line fences may be erected to a height of eight (8) feet along a property line abutting a commercial, industrial, or semi-public use or zoning district.
- e) Wire fence other than chain link shall not be permitted as boundary line fences within five (5) feet of the property line in residential districts.
- f) Electrical and barbwire fences are prohibited in residential zoning districts.

Commercial and Industrial District Fences

- a) A fence not exceeding four (4) feet in height may be erected in any yard.
- b) A fence not exceeding eight (8) feet in height may be erected parallel to the front lot line from a front corner of a principal building to a side lot line that is not adjacent to a street.
- c) A fence not exceeding ten (10) feet in height may be erected on a rear lot line or on a side lot line that is not adjacent to a street from a point where the front façade of a principal building would intersect with a side lot line extending to the rear property line.
- d) Should the rear lot line be common with the side lot line of an abutting lot, that portion of the rear lot line equal to the required front yard setback of the abutting lot shall not be fenced to a height of more than four (4) feet.

- e) Within commercial and industrial, and public/semi-public zoning districts, barbed wire may be attached to the tops of fences with the following conditions:
 - a. Fences must be a minimum of eight (8) feet in height exclusive of the security arm.
 - b. The security arm must be angled in such a manner that it extends only over the property of the permit holder.
 - c. Wire security fencing shall not be permitted within the required front yard or along a property line abutting a residential use.

Public and Semi-Public District Fences

Fences in the public and semi-public districts may be erected in any yard to a height of eight (8) feet. Barbed wire fences used for security purposes may be permitted in the public and semi-public zoning district per Section 3, Subd. 4.T.7.e of the City of Lino Lakes Zoning Ordinance.