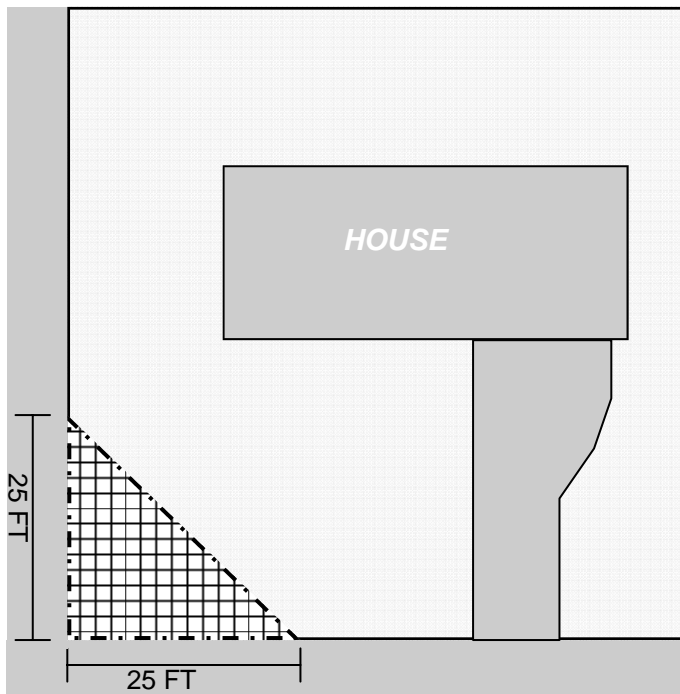


This handout summarizes requirements for fence construction on single-family residential properties. However, it is not all inclusive. Please contact a planner at 952-939-8290 with specific questions regarding your project.

Special Notes

- **Permit:** A building permit is required for any fence over 6-feet in height.
- **Location on a “Standard Lot”:** Fences must be located on private property. It is a property owner’s responsibility to determine where property lines are located. There is no minimum setback for fences from property lines. However, fences must maintain minimum setbacks from natural features, including: ordinary high water level of lakes and creeks, 100-year and floodplain elevations, and the delineated edge of wetlands. If your property includes any such features, please contact a planner regarding your project.



- **Location on a “Corner Lot”:** No fence over 2.5 feet in height may be located within 25 feet of a paved intersection.
- **Easements:** Many residential properties contain easements, either public or private. A fence placed in an easement is placed there at a property owner’s own risk.
- **Fence Orientation:** Fencing materials may be placed on either side of support posts. There is no “right-side/wrong-side” rule.
- **Pools and Spas:** A non-surmountable fence 5-feet in height is required around all residential pools and spas. Specific questions regarding this regulation should be directed to the Environmental Health Division at 952-939-8200.