



FENCES, WALLS & HEDGES

Definitions:

“Hedge” – A row of shrubbery which forms or is intended to form a barrier.

“Through Lot” – An interior lot abutting on 2 or more streets.

“Wall” – This term includes retaining walls, freestanding walls, and decorative or privacy walls.

PLANNING & ZONING
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Where can I place a fence on my lot?

- ◆ **Fences may be constructed on private property up to, but not on, the property line. (Your side of the property line). Along a street, your property line is typically 12 to 16 feet behind the curb. See “Property Lines” handout** (attached as pg. 4). If the fence will be located along a public right-of-way containing a street, alley, or sidewalk, it must also be at least three feet from the nearest edge of the street, alley or sidewalk.
- ◆ Fences constructed on city boulevards will be required to be removed/moved at the property owner’s expense.

Non-conformities:

- ◆ Fences and walls which legally exist may continue to exist and may be repaired and maintained.

Height:

- ◆ Fence height is measured to include the body of the fence, plus allowing a maximum of six inches (on average between posts) above the natural grade (i.e. for drainage purposes). Fence posts are permitted to extend a maximum of six inches above the body of the fence.
- ◆ No fence, wall, or hedge more than four feet in height shall be constructed or permitted to grow in the front yard.
- ◆ No fence or wall more than six feet in height shall be constructed. (See page 2 for corner lot regulations.)
- ◆ Whenever a fence or wall is used in combination, or placed upon a berm (an often linear mound of soil that raises the grade), the combined height shall not exceed the permitted heights outlined above.

Prohibitions:

- ◆ Barbed wire and electric wire fences are prohibited in all districts. Fences shall not be constructed from chicken wire, welded wire, branches, or materials originally intended for other purposes, unless a showing of a high degree of architectural quality is achieved through the use of such, and prior approval is granted by the Community Development Director.

**ZONING CODE
SECTION 509.15**

SEPT. 2022

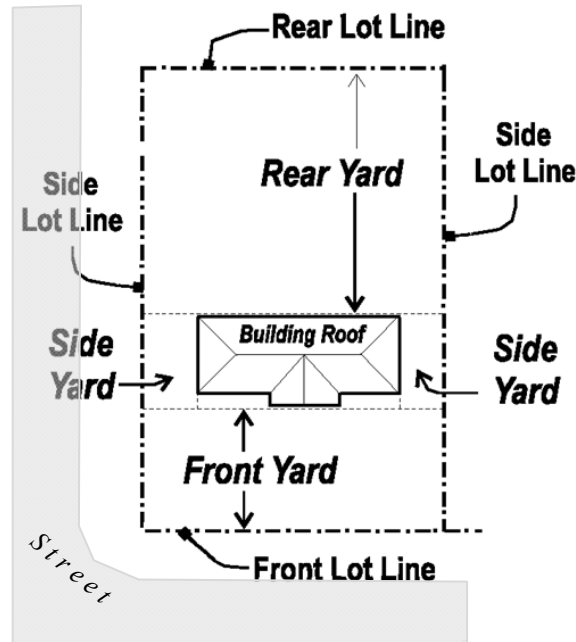
This is a guide to the most common questions and problems. It is not intended nor shall it be considered a complete set of requirements.

Chain link:

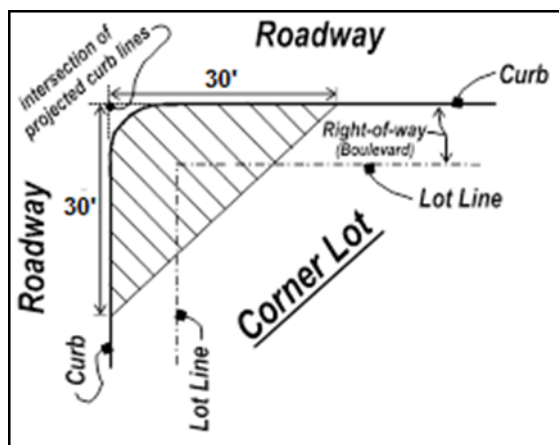
- ◆ Chain link fences shall have a top rail and the barbed ends shall be toward the ground. Inserts or slats, which are woven through such fences, shall be kept in a good state of repair.

Corner lots:

- ◆ Fences or walls located in the side yard abutting a street may not exceed four feet in height.
- ◆ Fences or walls located in the rear yard along the side lot line abutting a street may be:
 - ◇ Four feet in height when located up to the property line; or
 - ◇ Six feet in height when located 3 feet from the property line.



- ◆ Fences, walls and hedges located on any corner lot are subject to traffic visibility regulations. No fence, wall, or hedge greater than 30 inches in height (above the abutting curb line of the intersecting streets) shall be placed in the "sight triangle" area, as shown on the diagram below.



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Through Lots:

- ◆ The Director may grant a special exception when:
 - ◇ The proposed fence or wall does not affect the continuity of neighboring front yards,
 - ◇ Unusual physical characteristics of the lot preclude a reasonably sized enclosed area,
 - ◇ The property owner has made formal application including: proof of ownership, accurate legal description, and both a boundary survey of existing conditions and a site plan/landscape plan of proposed conditions signed by the appropriate design professional.

Construction and maintenance:

- ◆ Fences and walls shall be erected with the finished side facing away from the center of the property.
- ◆ Posts and stringers on any fence located on or near the lot line shall be on the inside of the fenced area unless designed as an integral part of the fence. Posts for wooden fences shall be spaced at intervals not to exceed eight feet. Posts for chain link fences shall be spaced at intervals not to exceed ten feet.
- ◆ All fences and walls shall be constructed of durable, weather resistant materials which are properly anchored. All fences and walls shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair, danger, or constitute a nuisance.
- ◆ All fences, walls, and hedges shall be maintained and kept safe and in a state of good repair.
- ◆ Provisions shall be made for gates or openings to provide access maintenance where necessary, such as through lots.
- ◆ Call Gopher State One Call prior to digging postholes – call **811** or (651) 454-0002.

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PROPERTY LINES

Tips and hints for locating corner property irons:

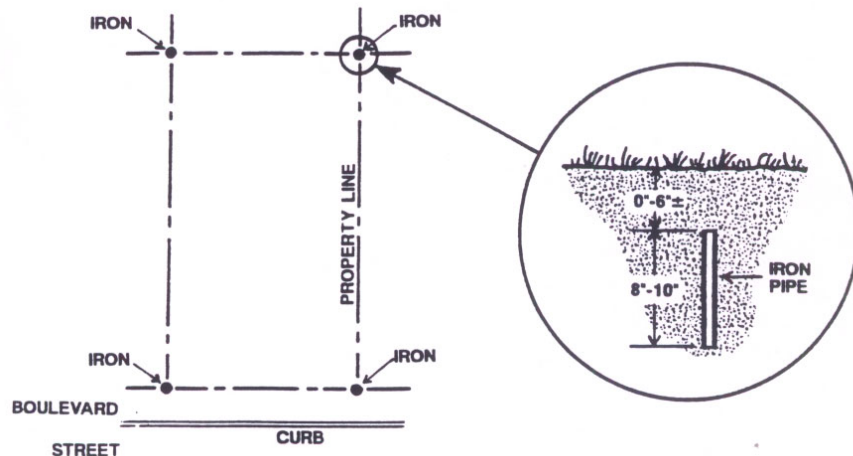
- PROTECT YOURSELF from injury. Find out where underground utilities are buried BEFORE digging. Call Gopher State One Call at 651-252-1166 to have your utilities located. This is a FREE service.
- If an adjacent neighbor has recently done construction, they likely had to locate their irons and may be able to show you where they found a shared iron(s).
- Find out the length of your property lines. This will help you measure the distance to the other irons once you find the first one. Go to <https://gis.hennepin.us/property>, enter your address, click on the layers symbol in the top right corner, and then check the "parcel annotation" box.
- Renting a metal detector can give you an indication of an iron location before you start digging. **Be careful not to disturb the iron monument when digging.**
- You may not be able to find one or more of your property irons. Sometimes irons are dug up when utility work, street construction or similar activity has taken place near your property corners. If you can find the two on either side of the one that is missing, you can triangulate where it should be by measuring the distance from the other ones.
- Utility poles, hedges, sidewalk edges, fences, etc. are **not** necessarily correct indicators of property line location.

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For Building permits:

The Inspections Department requires you to locate at least two property irons prior to issuance of any building permit. Depending on the extent and location of work, a certificate of survey, prepared by a licensed surveyor, may be required.

For Planning & Zoning permits

A current certificate of survey is required for all planning & zoning applications. Old "surveys" indicating a "proposed building" are not acceptable.

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