FENCES

4-3-10 Fencing

Fences are a permitted accessory use in all zoning districts subject to the following standards:

1. An administrative permit shall be required.

2. All fences (except agricultural fences) shall be entirely located upon the property of the person, firm or corporation constructing, or causing the construction of such fence unless the owner of the property adjoining agrees in writing and submitted to the Zoning Administrator that such fence may be erected on the division line of the respective properties.

3. Fences shall not exceed four (4) feet in height from finished grade in front or corner side yards or six (6) feet in height from finished grade in residential zoning districts or eight (8) feet in height from finished grade in Commercial and Industrial Districts. Agricultural fences that are seventy-five (75) percent or more open are exempt from the district fence height standards.

4. Taller Fences. Fences taller than the district fence height standards may be allowed by conditional use permit in the Commercial or Industrial Districts subject to the following conditions:
   a. Taller fences shall be seventy-five (75) percent open or more to allow for the passage of air and light, and shall be setback a minimum of ten (10) feet from a property line.
   b. Taller fences that are less than seventy-five (75) percent open shall comply with the required principal building setbacks of the zoning district.

5. Fences which are greater than twenty (20) percent opaque shall not exceed three and one-half (3.5) feet in height within fifteen (15) feet of a street right-of-way.

6. That side of the fence considered to be the face (finished side as opposed to structural supports) shall face the abutting property.

7. Fences shall not obstruct drainage or access to drainage facilities.

* The information presented on this sheet is a summary of the uses and performance standards as set forth in the Credit River Zoning Ordinance and is for informational purposes only. Other ordinance provisions may also apply. The official zoning regulations can be found on the Credit River website:  https://creditriver-mn.gov/planning/default.html

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