



# Fences on Non-Lakeshore Property

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952-249-4620

## Location

Fences are permitted up to a property line. The fence owner is responsible for locating property lines before construction of any fence.

## Height

Height limitations apply to fences located within required yards:

- No fence within the required front street yard may exceed 42 inches in height. The required front street yard setbacks are:
  - 30 feet in the R-1B and LR-1C districts
  - 35 feet in the R-1A and LR-1B districts
  - 50 feet in the LR-1A and RR-1B districts
  - 100 feet in the RR-1A district

**Exception:** The top rail of a three-rail, split rail fence may be up to 48 inches high.

- No fence within a required side yard may exceed six feet in height. The required side yard setbacks are:
  - 10 feet in the R-1A, R-1B, LR-1B and LR-1C districts
  - 30 feet in the LR-1A and RR-1B districts
  - 50 feet in the RR-1A district
- No fence within the required rear yard may exceed six feet in height. The required rear yard setbacks are:
  - 30 feet in the R-1B, LR-1B and LR-1C districts
  - 35 feet in the R-1A district
  - 50 feet in the LR-1A and RR-1B districts
  - 100 feet in the RR-1A district

- No fence within the required side street yard of a corner lot may exceed 42 inches in height. The required street yard setbacks are:
  - 15 feet in the LR-1C districts
  - 30 feet in the R-1B districts
  - 35 feet in the R-1A and LR-1B districts
  - 50 feet in the LR-1A and RR-1B districts
  - 100 feet in the RR-1A district

**Exception:** The top rail of a three-rail, split rail fence may be up to 48 inches high.

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- On a corner lot no fence may exceed 36 inches in height within the sight triangle. The sight triangle is defined as follows: Beginning at the intersection of the projected curblines (or edge of pavement if no curb) of two intersecting streets; thence 30 feet along one curblines; thence diagonally to a point 30 feet from the point of beginning on the other curblines; thence to the point of beginning.

To determine the zoning of your property check the zoning map under Maps – City of the City's web page or contact the Planning and Zoning Department.

The zoning code defines yards in a way that may be different from your definition. If you wish, the Planning and Zoning Department will prepare a drawing of your property indicating maximum fence heights.

Yards are measured from the property line. The street property line is not the curb or edge of the road surface. The property owner is responsible for locating this property line.

Fence height is measured from existing ground level to the top of the fence panel or fabric.

### **Materials and Maintenance**

Fences must be installed with the finished side facing neighboring properties or the street. The term "finished side" means that side having no structural supports

The fence owner must maintain it in a condition of reasonable repair and appearance and not allow it to become or remain in disrepair or in a dangerous condition.

### **Fire Hydrant Access**

No fence may obstruct free access to a fire hydrant.

### **Swimming Pool Fences**

The City does not require fences around swimming pools.

### **Permits**

A building permit is required for a fence if it is over six feet in height as measured from the ground to the top of the fence panel or fabric. Permits are not required for fences less than six feet in height but they still must comply with the height and location restrictions. For information on obtaining a building permit contact the Building Department at 952-249-4600.

### **For More Information**

Contact the Planning and Zoning Department at 952-249-4620 or [planning@ci.orono.mn.us](mailto:planning@ci.orono.mn.us).

Reference: City Code Section 78-1404(7)  
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