



City of
Columbia Heights
Community Development

Fence Permit Information

APPROVED

Galvanized or Vinyl Chain Link
Approved Permanent Vinyl
Wood- Treated
Wood- Natural materials resistant to decay

NOT APPROVED

Barbed Wire
Previously Used Materials

HEIGHT REQUIREMENTS

1. **Fences above 6 feet** require a **CONDITIONAL USE PERMIT** to be approved by the Planning and Zoning Board and City Council.
2. **Fences 7 feet in height or less** in the backyard, **DO NOT REQUIRE A BUILDING PERMIT**, but requires you to follow construction standards, general building and zoning requirements.
3. **42 inches is the maximum height in the front yard**, unless the fence is less than 50% opaque, which is allowed up to 48 inches in height.
4. **Height of fences, which consist of or include retaining walls**, terracing may not be used as a device to exceed the height limitations of the Fence Ordinance. Each terraced wall or fence will be added to the height of the lowest span of the wall or fence to the extent that it exceeds the lowest span for purposes of determining the height of a wall or fence under this Ordinance, and the said total of those measurements shall be considered as the height of a single fence or wall hereunder.

FENCES OVER 4 FEET IN HEIGHT ARE ALLOWED IN BACKYARD ONLY.

1. A Conditional Use Permit Application must be filled out and submitted for any fence over 6 ft.
2. Certificate of Survey showing lot dimensions, location, existing structure(s), and location of the proposed fence.
3. Plan review by the city planner is required. You will be contacted when the conditional use permit application is to be heard by the Planning and Zoning Board and City Council.
4. Final Inspection is required when the installation is completed. You may contact the Permit/Inspection Department at 763-706-3678 between the hours of 8:00 a.m. and 4:45 p.m., Monday through Friday, to arrange for an inspection.

SET BACK REQUIREMENTS

1. **Locate your corner irons** before any fence is installed and they must be visible when a final inspection is requested.
2. Fence **MUST BE placed inside** your property boundaries.
3. **Property line disputes.** You must seek private legal counsel. The building official or any city staff shall not become arbitrators of boundary disputes between private persons.
4. **Fences along rear property line which abut a public alley or street** shall be no closer than three (3) feet to the rear property line or the property line abutting the street.
5. **Corner Lots-** No planting or construction in excess of 30" shall be permitted within the triangle area defined as sight lines, beginning at the intersection of two intersecting streets, then 30 feet along one curb line, then diagonally to a point 30 feet from the point of beginning on the other curb line then to point of beginning.

6. All fences shall be situated so that they can be maintained from within the property boundaries of the property on which they are located.
7. All fences shall be constructed so that the finished side or more attractive side of the fence faces the adjacent property or the public right-of-way.

SWIMMING POOL FENCING (Ordinance Section 9.106 of City Code).

All outdoor swimming pools existing and hereafter constructed shall be completely enclosed by a fence or wall of the non-climbing type, at least six (6) feet in height, with a self-closing gate capable of being secured with a lock so as to prevent uncontrolled access by children. If the only access is through a principal or accessory structure, such point of access shall be lockable. In the case of above ground pools, pool sides that are vertical may contribute to the required fencing, provided all points of access are controlled to prevent access by children, including the removal of all ladders or stairs whenever the pool is not in use. Construction of swimming pools may not be commenced until such time as the fencing required by this section is completed, with the exception of an approved area to be left open to allow access only for the equipment and materials used for the construction of the pool.

No pool shall be filled or partially filled until such fencing is completely installed and inspected.

CONDITION OF EXISTING FENCE

1. Every fence so constructed under this section and any fence existing at the time of the passage of this section shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair or dangerous.
2. Any property owner who receives notice from the Building Official that his/her fence is in a state of disrepair or is dangerous, shall repair said fence within thirty (30) days after receipt of written notice to abate said condition by the Building Official.