

Fence/Wall Building Process

It is unlawful for any person to construct a fence or a wall without first completing an application and securing a permit.

Review City Code requirements for the location and construction of fences and/or walls.

Minnesota State Law requires that utility lines be located prior to digging. For more information, visit <http://www.gopherstateonecall.org/> or call Gopher One at 651-454-0002.

Determine whether you need a zoning permit or building permit:

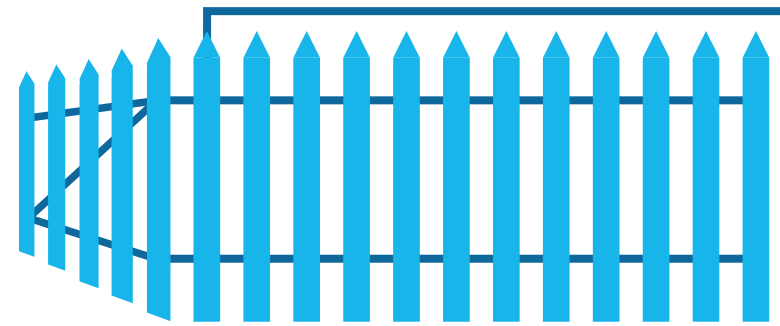
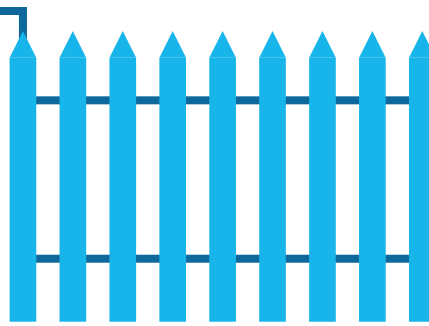
Fence 6 ft. or under in height	Zoning Permit
Fence over 6 ft. in height	Building Permit
Retaining wall	Zoning Permit

Complete a permit application form and include a certificate of survey showing the exact lot dimensions, existing buildings, locations of the proposed fence or wall, setbacks, height of the structure, and materials being used.

Once your permit application has been approved, the City will contact you. After permit issuance, you may begin the construction and/or installation.

Call the City Building Department to schedule inspections at 651-982-2420.

Removal of a fence or a portion for the purpose of utilizing the easement will be at the property owners expense.



Location of Fence

Fences must be located entirely within the residential property.

No fence may be constructed obstructing natural drainage.

Fences installed within a drainage and utility easement must have written approval by the Zoning Administrator and have a filed encroachment agreement.

Fences may be located in any yard up to a height of 4 ft.

A fence up to 6 ft. high may be erected from a line extended from the front facade of the principal building to the side lot lines, and then along the side lot lines and the rear lot line (Diagram 6b)

Should the rear lot line of a lot be common with the side lot line of an abutting lot, that portion of the rear or side lot equal to the required front yard setback of the abutting lot shall not be fenced or walled to a height of more than 4 ft. (Diagram 6c)

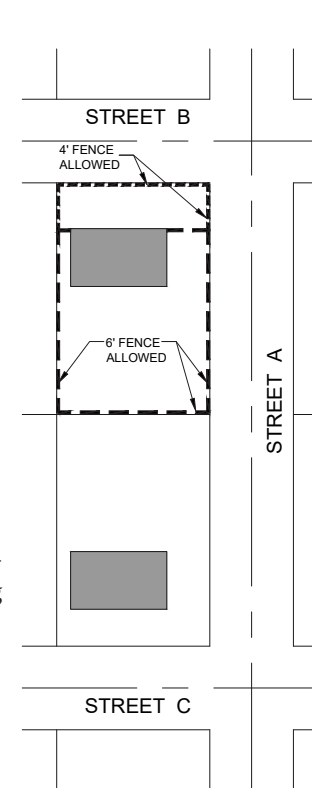


Diagram 6b

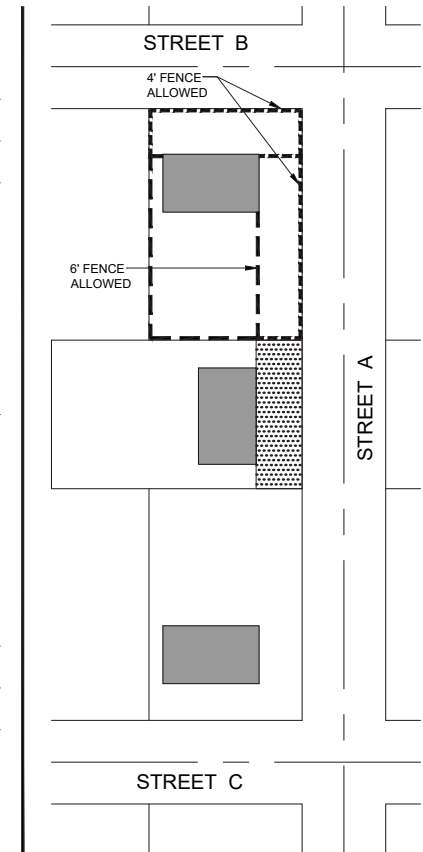


Diagram 6c

See §1007.043 of City Code for a complete Listing of standards and requirements for fences and walls.

Go to www.linolakes.us

- Click [City Hall](#)

- Click [City Codes & Ordinances](#)
- Click [Zoning Code & Map](#)
- Click [3. General Provisions](#)

Scroll to find [§1007.043\(18\)\(f\) Fences and Walls](#)

Fence Construction

Every fence shall be constructed in a professional manner with material reasonably suitable for the purpose for which the fence is proposed to be used. The materials and design shall also be compatible with other structures in the area.

Every fence or wall shall be maintained in a condition of reasonable repair. Any such fence or wall which is or has become dangerous to the public safety, health, or welfare is a public nuisance, and the City shall commence proper proceedings for the abatement thereof.

All posts used in supporting a fence must face inward toward the property being fenced.

Fences must provide a gate which affords reasonable and convenient access for public safety.

Electrical and barb wire fences are prohibited in residential zoning districts.

Solid walls and retaining walls in excess of 42 inches in height shall be prohibited. When utilized, tiered retaining walls shall be separated by a horizontal landing not less than 3 feet in width.

Property corners must be exposed and verified by City inspection prior to project.

NOTES:

For more information
please contact:

LINO LAKES

Community Development

651-982-2422

Building Department

651-982-2420

Engineering

651-982-2430



FENCES & WALLS

A RESIDENT'S GUIDE

