

any clear vision area. This limitation shall not apply to a tree with branches and foliage that has been removed to a height of at least eight feet above the ground.

A clear vision area must be maintained;

□ at an intersection of two streets by creating a triangular shape by following lot lines along the right of way to points that are 25 feet from the corner, and a third side being a line connecting those two points..

□ at an intersection of an alley and a street by creating a triangular shape with two sides that are created by following lot lines along the right of way to points that are 15 feet from the corner, and a third side being a line connecting those two points.

□ at an intersection of a driveway with a street by creating a triangular shape with one side following the driveway and the other side following the lot line along the right of way to a point fifteen feet from the corner, and a third side being a line connecting those two points.

Call Before Digging

To locate any underground utilities.



Gopher State One Call

800-252-1166

Call 2 working days before you dig.

Minnesota Building Code



The City enforces the Minnesota Code. Olmsted County Planning Department administers the building permit process for the City.

A building permit is required for:

- ☐ all buildings 200 square feet or larger
- ☐ all structural repairs and improvements
- ☐ roofing projects
- ☐ re-shingling
- ☐ siding
- ☐ furnaces
- ☐ water heaters
- ☐ moving structures
- ☐ decks (new and replacement)
- ☐ demolitions

A zoning certificate is required for fences, walls & structures less than 200 square feet.

City of Chatfield

21 Second Street SE
Chatfield, MN 55923

Phone: 507-867-3810

Fax: 507-867-9093

www.ci.chatfield.mn.us



Chatfield MINNESOTA
THE CHOSEN VALLEY

City of Chatfield Zoning

Residential Fences & Walls



**A Zoning Certificate
is required for fences.**

Check the City's website for details, or call City Hall for additional information before installing a fence on your property.

We want to assist with locating property lines and setback requirements for proper placement.

Quick Reference Guide

Updated 06/2024

507-867-3810

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Chatfield MINNESOTA
THE CHOSEN VALLEY

FENCES, WALLS & SIMILAR STRUCTURES

A Fence & Small Building Zoning Certificate is required for fences. The certificate process involves completing a Zoning Certificate application and a simple site plan showing property lines, existing buildings, easements and the location of the fence.

Fence questions are some of the most difficult questions to answer because there are so many variables. The allowable height and location for a fence depend so much on where the fence is located on the property, what type of fence you wish to install, and what the surrounding environment is.



Code Requirements

First, you must know where your property lines are located. If you don't have a survey included with your mortgage papers, you should hire a surveyor to get a legal location of your lot lines. You are responsible for knowing the boundaries of your property. A fence, wall or any similar type structure (all of which are hereinafter referred to as "fences") may be

permitted in the yards of the various districts, subject to the following requirements:

General Requirements

1. Locations—

All fences shall be located entirely upon your property, unless the owner of the adjoining property agrees, in writing, that the fence may be erected on the dividing line.

Front yard fences are generally required to be kept at least 15' back from the front property line, however a fence of purely decorative nature, not designed or intended to enclose or conceal, shall be exempt from this setback requirement as long as it is located entirely on your property.

2. Construction and Maintenance

Every fence shall be constructed in a quality workmanlike manner and of material reasonably suited for the purpose for which the fence is proposed to be used. Posts are to be located on the side of the fence facing your own house or yard (good side toward your neighbor). Every fence shall be maintained in a condition of reasonable repair and shall not be allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance.

Any fence which is, or has become, dangerous to the public safety, health, or welfare, is a public nuisance.

Chain link fences, wherever permitted shall not have any barbed ends on the top.

Single Family (R-1) and Multi Family (R-2) Residential District Requirements

A. Front yard fences are not to be higher than three feet in height except that a front yard chain link fence, without screens, may be five feet high.

B. Side and rear yard fences are not to be higher than six feet.

Barbed Wire Fences

Barbed wire fences are prohibited except in a rural residential (RR) zoned district.

Special Purpose Fences

A. Fences for special purposes and fences differing in construction height or length may be permitted in any district by issuance of a variance. Findings shall be made that the fence is necessary to protect, buffer or improve the premises for which the fence is intended.

B. Fences required for screening purposes shall comply with the Landscaping & Screening ordinance requirements (16.7.17).

Clear Vision Areas

Visibility must be maintained at all intersections. No planting, fence, wall, structure or obstruction to vision of the intersection that is greater than thirty-six inches in height, whether permanent or temporary, shall be placed in