



CITY OF ROBBINSDALE

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Fence & Shrub Information

It is highly recommended that property lines are surveyed prior to the installation, removal or major repair of any existing or future fence. A permit is not required to construct a fence however the following are the rules and regulations regarding fence installations and/or plantings;

FENCE HEIGHT:

1. No fence shall exceed six (6) feet in height. In the case of grade separation such as the division of properties by a retaining wall, the height of the fence shall be determined on the basis of measurement, by using the average point between the highest and lowest grades.
2. Fences located in a front yard may not exceed four (4) feet in height.
3. All exposed areas surrounding or within a principal or accessory use, including street boulevards which are not devoted to parking, drives, sidewalks, patios or other such uses, shall be landscaped with grass, shrubs, trees, or other ornamented landscape material.
4. All outdoor swimming pools shall have fences or walls at least six (6) feet in height around the perimeter with self-closing gates.

GENERAL PROVISIONS:

Fence Locations. Property owners should make sure that they install their fence entirely on their property and not a neighboring property. Having the lot surveyed and the property lines located may be very helpful in ensuring that the fence is properly located. The City of Robbinsdale does not regulate fence locations between properties, and will not become involved in resolving disputes between property owners over fence locations.

Fences Adjacent to Property Lines Every fence constructed after November 1983 that is within five feet of a property line shall be constructed with the posts, supporting rails and other supporting elements located on and facing the fence owner's property when said supports are covered with screening materials.

Hazardous Fences No person shall place, construct or maintain an electric fence within the city. Nor shall any person install or permit to be installed, any wire or chain-link type fence where the cut or salvage end of the fencing is less than six (6) feet above the ground level. Further, no person shall construct, use or maintain any barb-wire fence on residential property. On all property zoned other than residential, barb-wire may be permitted on the top of a fence, provided that no strand of barbed wire is less than six and one-half (6 ½) feet above the ground level below.

Planting In or Near Streets, Alleys, Sidewalks, or Boulevard Easements No fences, walls, posts, trees, bushes, or any plant life other than grass shall be placed, replaced, planted, and/or replanted, within any of the public easements for right-of-way for street, alleys, sidewalks, and/or boulevards within the city. If fences, walls, posts, trees, bushes or any plant life other than grass are placed, replaced, planted, and/or replanted within any of the public easements for right-of-way for street, alleys, sidewalks, and/or

boulevards within the city, the adjoining landowner will receive written notice to remove the object within thirty (30) days. If not removed within a thirty (30) day period, the fence, wall, post, tree, bush or other plant life in violation will be removed at the expense of the adjoining landowner. The above provision does not prohibit planting nor replanting or the maintenance of trees in accordance with City code, nor shall such provisions be deemed to prohibit the installation or maintenance by the City of any fence, wall, post, or other structure on public right-of-way.

Visibility at Intersections In order to preserve and promote the public safety, nothing shall be erected, placed, planted, maintained, or allowed to grow on a corner lot in such a manner as to impede vision between a height of three (3) feet and ten (10) feet above the centerline grades of the intersecting streets in the triangle bounded by the curb lines of such corner lot and a straight line joining points on such curb lines thirty-five (35) feet from their intersection of the property lines. (see reduction for downtown district).

Visibility at Alleys Nothing shall be erected, placed planted, maintained, or allowed to grow in a lot, in any district, in such a manner as to impede vision between a height of three (3) feet and ten (10) feet above the centerline grade of the intersection of any street and alley or two alleys in the triangle bounded by the property lines of such lot and a straight line adjoining points on such property lines five (5) feet from their intersection of the property.

Height of Tree Branches Over Sidewalk and Street All limbs of trees shall be trimmed to a height eight (8) feet above a public sidewalk and nine (9) feet above the surface of any street.

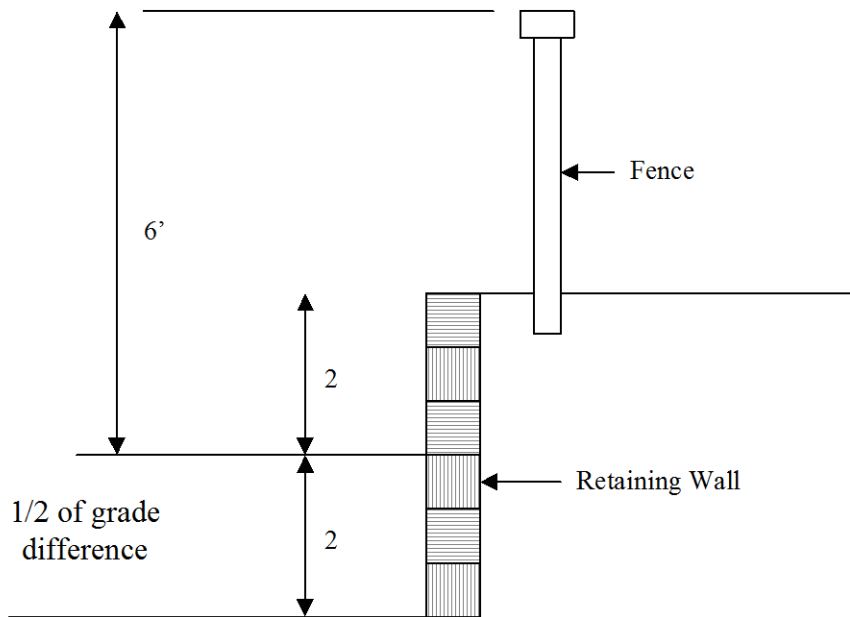
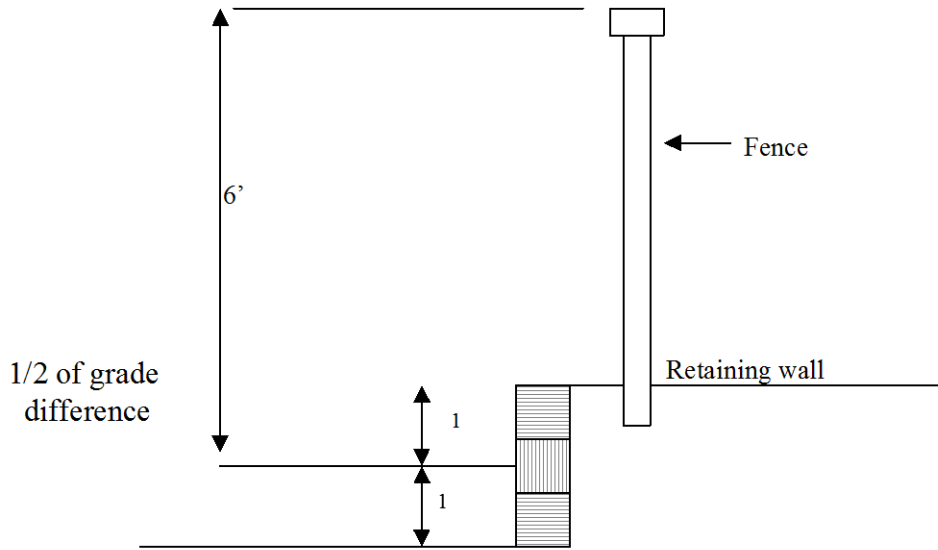
FLOOD PLAIN REGULATIONS:

1. No structure, including fences, shall be constructed in a flood plain without a Conditional Use Permit (CUP).
2. No temporary or permanent structure, fill, including fill for roads and levees, deposit, obstruction, storage of materials, or equipment, or other uses that may be allowed as a conditional use that will cause any increase in the stage of the 100 year or regional flood or cause an increase in flood damages in the reach or reaches affected.

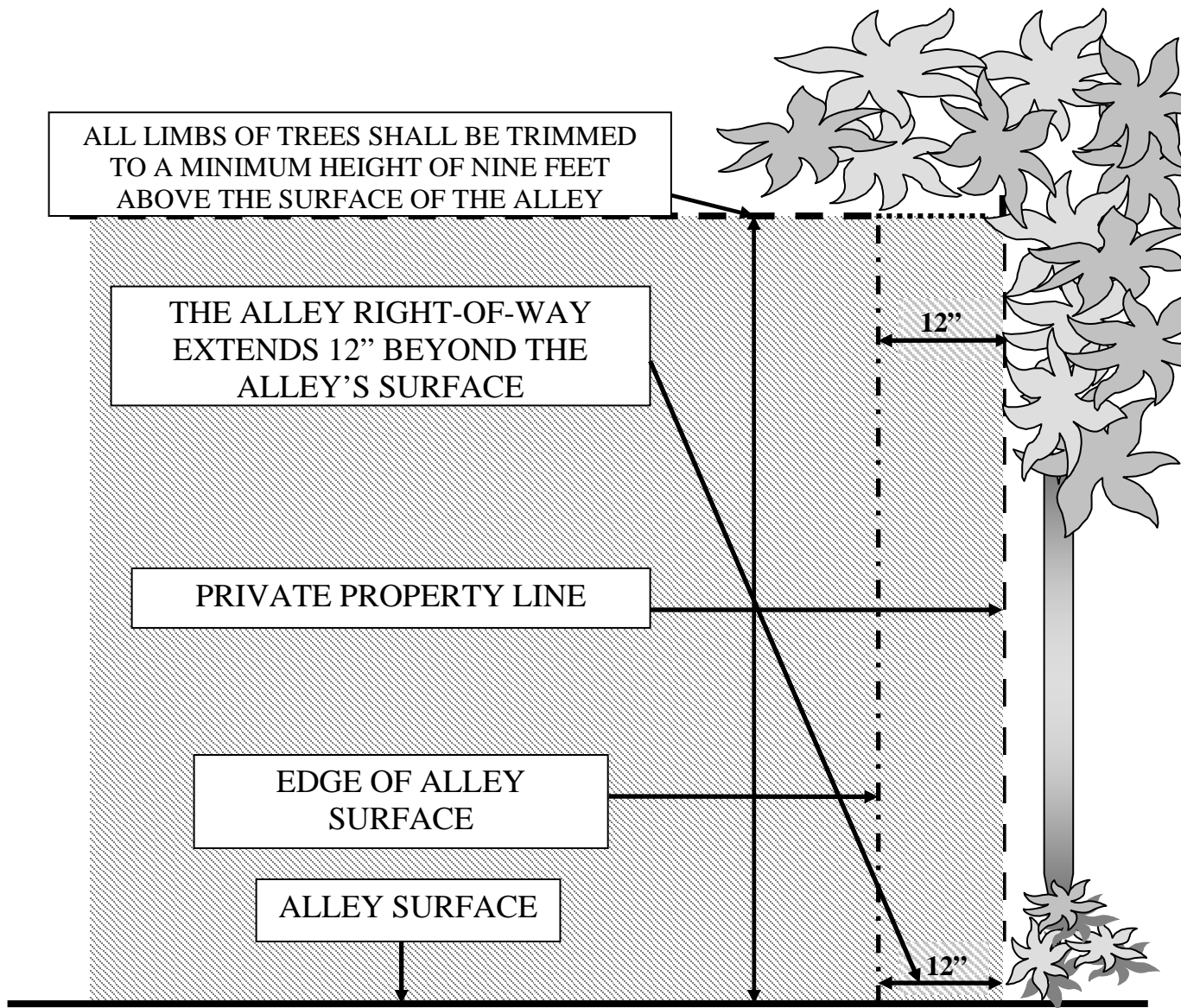
The City ordinance applies to existing fences, bushes, etc. when there is an element of safety involved. The City ordinance “grandfathers” existing fences, bushes, etc., when there are no obvious safety concerns.

Please see attached diagrams for further fence and/or planting information.

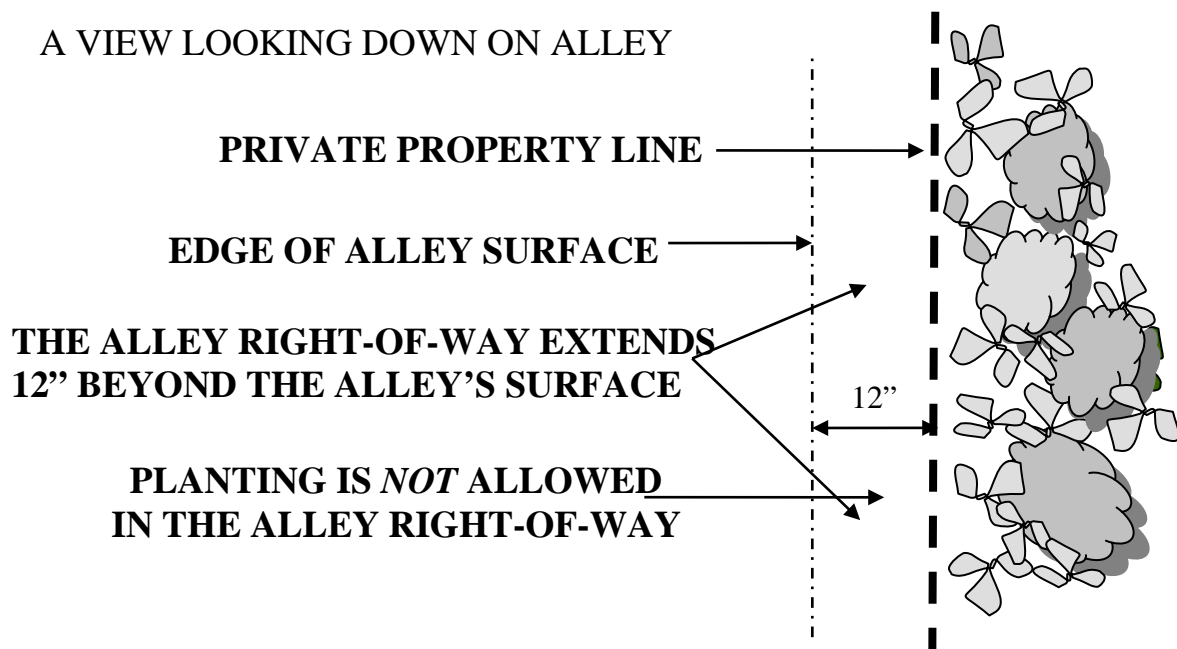
Grade Separation

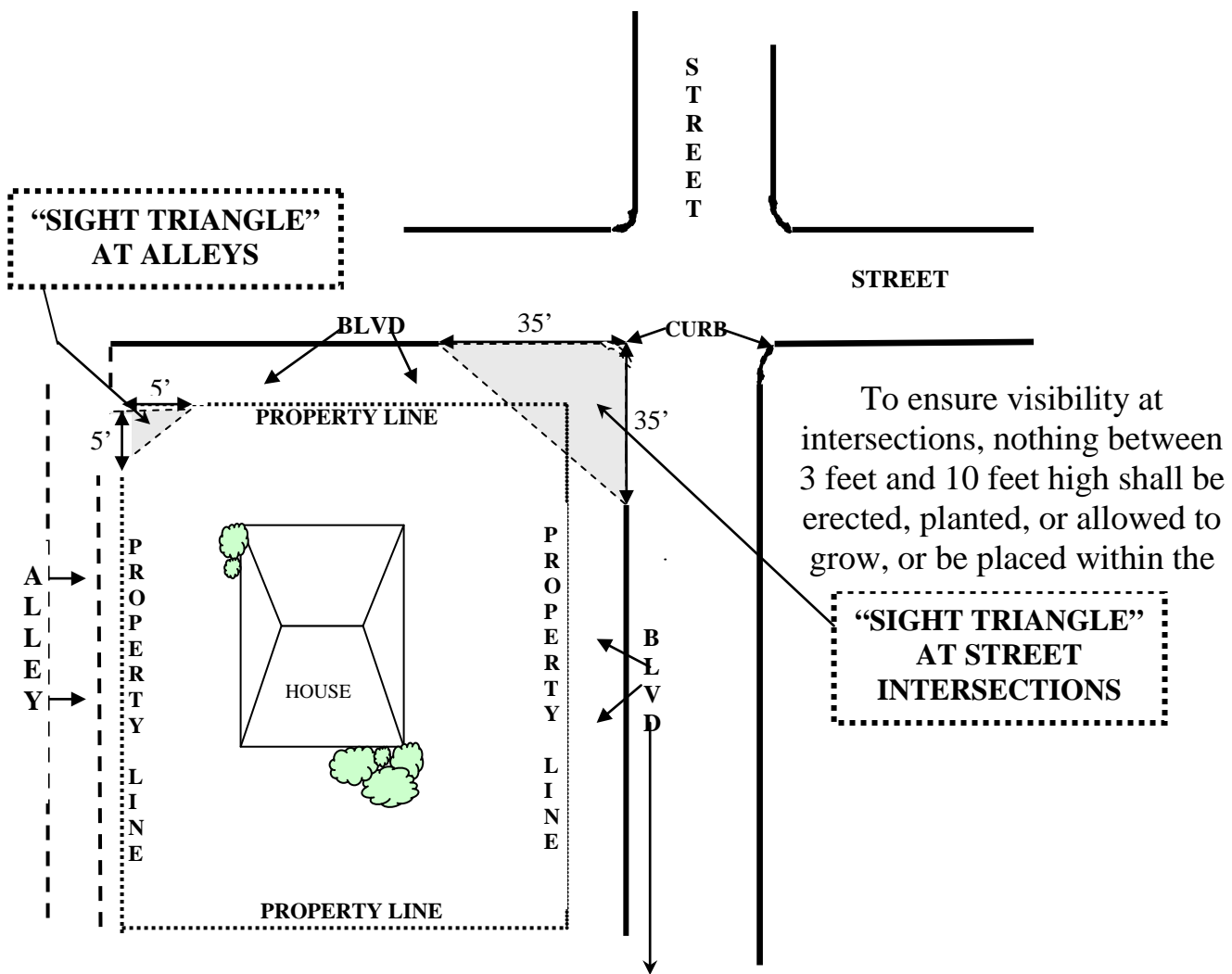


Drawing not to scale



A VIEW LOOKING DOWN ON ALLEY





NOTE: The distance from the curb to the property line is known as the boulevard (BLVD). THIS DISTANCE VARIES WITH EVERY PROPERTY

Fences must have the good/finished side facing out

Fences are *not* permitted within two feet of the rear property line adjoining an alley right-of-way.

Barbed wire and/or electric fences are *not* permitted

All trees and shrubs must be planted on private property and *cannot* extend over a driving surface.

Fences *cannot* exceed 6 feet in height.
Fences located in the front yard *cannot* exceed 4 feet in height.