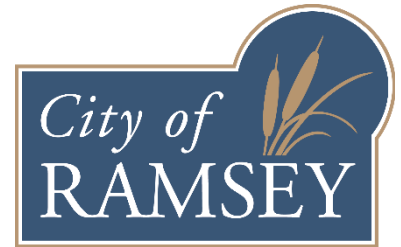


FENCES

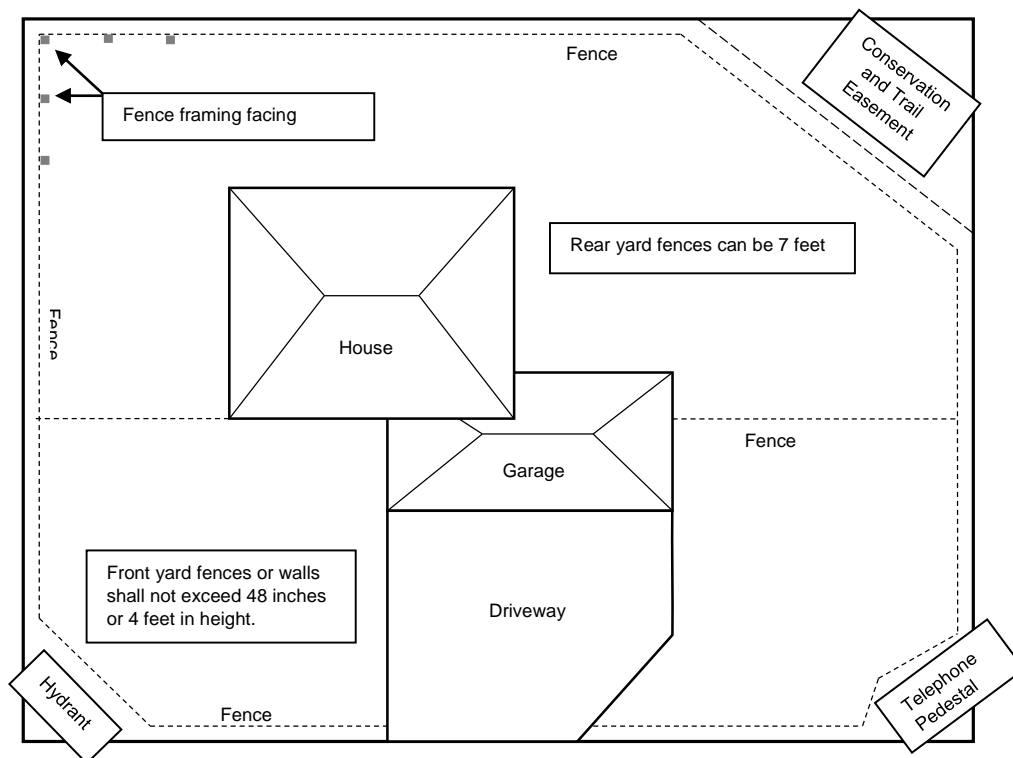
7550 Sunwood Drive NW
Ramsey, Minnesota 55303
City Hall: 763-427-1410
Building and Inspections: 763-433-9850
Fax: 763-433-9848
www.cityoframsey.com/permits
permits@cityoframsey.com



This pamphlet is a compilation of some of the standard requirements based on the State Building Code and City Zoning Code for projects of this type. This information packet does not contain all of the specific codes for construction and should only be used as a guide. The permittee is responsible to meet all code requirements applicable to each project.

General Information

- Fencing or walls located in the side or rear yard shall not exceed eight (8) feet in height. Any fence **exceeding seven (7) feet** shall require a **building permit** and any fence **seven (7) feet or less** shall require a **zoning permit**. Fences higher than 8 feet require a variance.
- Fences shall be located entirely on the owner's property and the fence location and the placement shall be the owner's responsibility.
- Fence framing must face inward on the fence owner's lot.
- Fences shall be located such that, they do not interfere with traffic visibility, water hydrants, telephone pedestals, or electrical box access.
- Fences cannot be placed in conservation or trail easements.
- Fences cannot be placed in easements, without the permission of the easement owner.
- No fence or wall (except retaining walls) located in the front yard of property shall be over forty-eight (48) inches in height.
- Fencing material shall consist only of wood, chain link, wrought iron, maintenance free vinyl, aluminum, or steel. Any other material must be approved by the zoning administrator prior to installation.
- No boards, planks, or panels shall be larger than 12 inches in width.



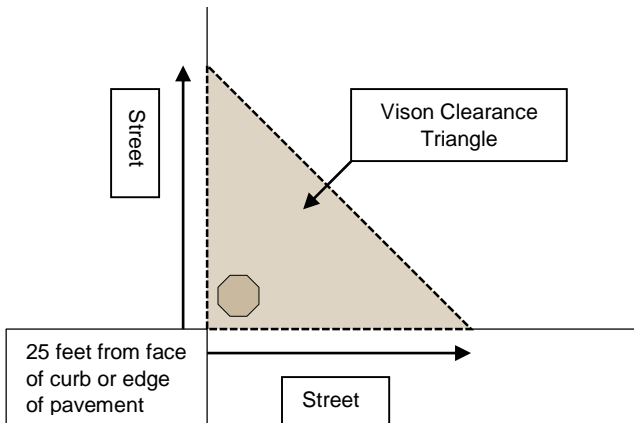
Application

- A building permit is required for the construction/repair/replacement of a fence **exceeding seven (7) feet**.
- A zoning permit is required for the construction/repair/replacement of a fence **seven (7) feet or less**.
- A detailed site map or surveyor site plan shall be included with the application depicting the location of the property boundaries, the proposed fence, any existing structures, and all information pertaining to the site (septic and drain field information, wells, easements, etc.) (See attached site plan examples.)

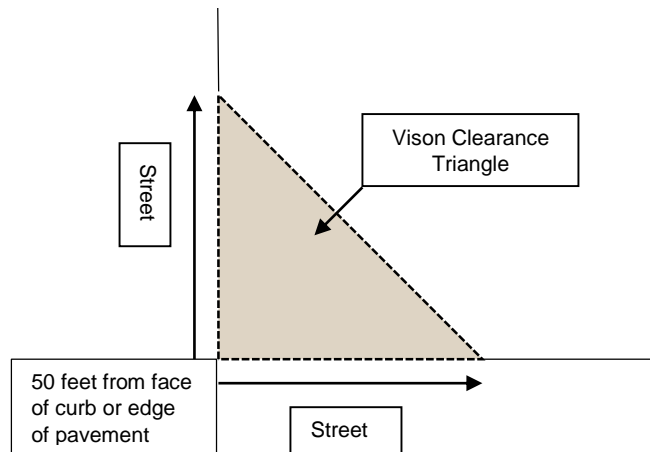
Corner Lots

- For corner lots, a vision clearance triangle is required for adequate site distance.

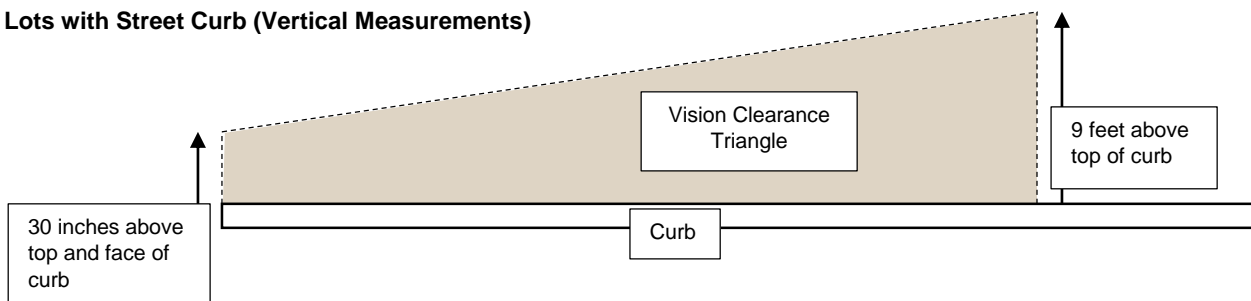
Lots with Stop Sign on Corner, Alleys, and Commercial Driveways



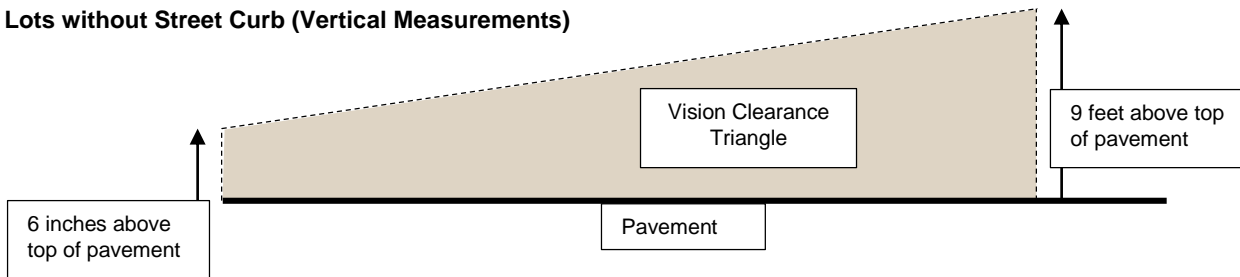
Corner Lots without Stop Sign



Lots with Street Curb (Vertical Measurements)



Lots without Street Curb (Vertical Measurements)



Site Plan

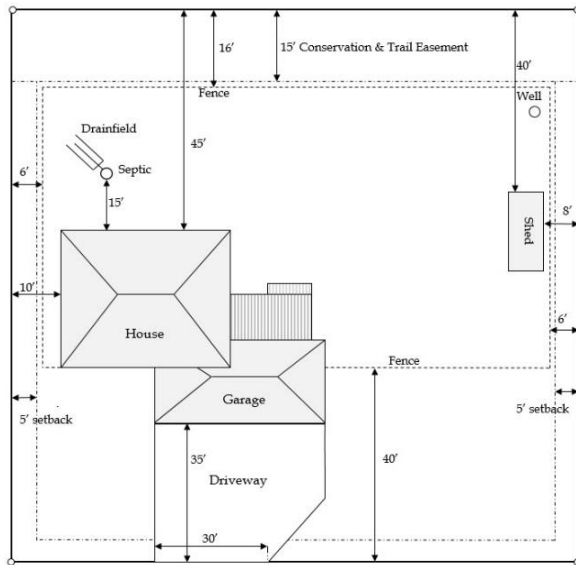
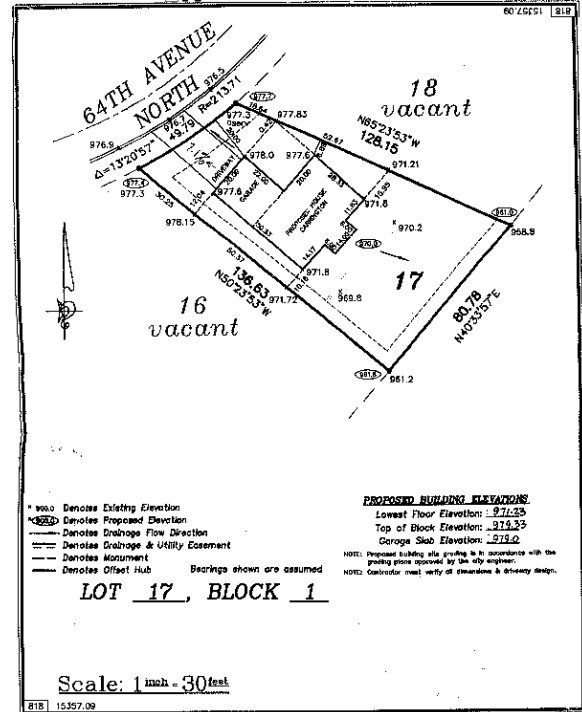
Site plans are required for building permits involving accessory structures, garages, pools, decks, or additions and for all zoning permits.

Information to be included:

- Property boundaries
- Principle structures (house/garage)
- Existing driveway(s)
- Proposed location(s) of fence, deck, pool/spa, accessory building, or addition

Information, if present, to be included:

- Existing fences, decks, pools/spas, additions, accessory buildings and/or structures
- Septic & drain-field location
- Well location
- Drainage & utility easements
- Conservation & trail easements
- Any unique physical characteristic of the lot

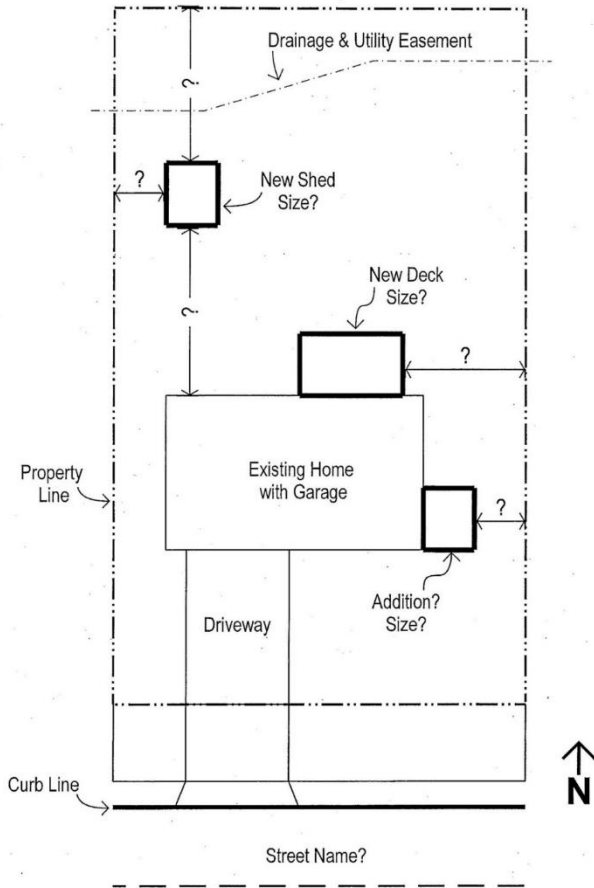


Site Plans may be in the form of an official survey document (most preferred), a scaled computer drawing, or a scaled hand-drawing.

Aerial images are not a preferred means of a site map because most do not include a scale and also due to the loss of information when scanning images into the respective property file. However, aerial images can be used to provide the applicant with an initial site map to trace over for a clear, scanner-friendly site plan.

It is the responsibility of the applicant to provide a site plan with the application showing the proposed modifications to the property.

Example of a computer-drawn site plan with proposed modifications



Example of a hand-drawn site plan with proposed modifications

