

COON RAPIDS CITY CODE  
TITLE 11  
LAND DEVELOPMENT REGULATIONS

Section 11-1204

11-1204     Fences and Walls. For the purpose of this Section, “Fence” includes any non-vegetative freestanding structure, including a wall, designed or functioning to impede movement across or mark a boundary, act as a barrier or enclosure, or obstruct vision; “Wall” is a fence made of rock, brick, concrete, or similar materials.

11-1204.1     Construction and Maintenance.

(1) Fences must be constructed in accordance with applicable building code and City Code provisions, in a professional and workmanlike manner, and of materials suitable and intended for the purpose for which they are used.

(2) Fences must be maintained in accordance with applicable building code provisions and Chapter 12, Building and Fire Codes, of the Coon Rapids Revised- 1982 City Code. Every fence must be maintained in a condition of good repair and must not be allowed to become a danger or fall into a state of disrepair. Any fence that becomes a danger or falls into a state of disrepair is hereby declared a nuisance. Any side of a fence facing a neighboring property or street must be finished. For this clause, a “finished” side means a side on which framing, supports, or posts are not visible.

(3) Electric, barbed, razor, wire, and chain link less than 11 gauge fences are prohibited.

(4) Maximum height without building permit: Six feet.

(5) Fences must be constructed of the same material for a minimum run length of 30 feet. No fence less than six feet in height may have boards, planks, or panels larger than 12 inches in width.

(6) No temporary fence may be permitted on any property for a period in excess of 30 days unless otherwise approved in writing by the City for good cause. Snow fences are allowed between November 1<sup>st</sup> and April 15<sup>th</sup>. A temporary fence is any fence that is not permanently secured or anchored to the ground by posts which are suitable to the fencing material used. Prohibited materials are not acceptable as a temporary fence.

11-1204.2     Location.

(1) A fence placed within a drainage or utility easement must not impede the flow of runoff or interfere with planned or installed utilities. The City or any utility company having authority to use such easement will not be liable for any damages, or to repair or replace such a fence, in the event it is moved, damaged, or destroyed in the maintenance of the easement or the installation, maintenance, or repair of utilities thereto.

(2) Walls are prohibited within drainage or utility easements.

(3) Fences are prohibited within site triangles as defined in subsection 11-1206.2(3).

11-1204.3 Setbacks.

- (1) Property Boundary: Within the boundary lines.
- (2) Public Rights of Way, Trail or Sidewalk Easements: Three feet.

11-1204.4 Height Maximums.

- (1) Front Yard Setback: Four feet, except as provided in subsection 11-1204.4(6).
- (2) Street Side Yard, Single Family or Two-Family Residential Uses: Four feet; provided, if the front of the house faces the front yard, six feet between the rear lot line and the front of the house.
- (3) Interior Side Yard: Six feet.
- (4) Rear Yard: Six feet.
- (5) Side and Rear Yards where a Residential District abuts a Commercial, Industrial, or Office District: Eight feet.
- (6) Front or Street Side Yard, Commercial, Industrial or Office Districts: Four feet, except in an approved site plan.