



Residential Fences

City of Prior Lake Requirements

Prior to construction

✓ Check recorded documents at Scott County, (952) 496-8143, to determine if fences are prohibited by restrictive covenants.

✓ Call the Prior Lake Planning Department at (952) 447-9810 to determine specific regulations and to obtain an application for a zoning permit.

✓ Call Gopher State One at (612) 454-0002 before beginning construction

A **zoning permit** is required prior to the installation of any fence 6 feet or less in height. A site plan showing the location of the fence in relation to the property lines is required with the application. Fences more than 6 feet require a **building permit**. The fence must have engineering to design for wind loading.

Fence location, height, and opacity are regulated by the zoning ordinance, based upon the type of lot.

For **traditional lots** or lots that front only one street:

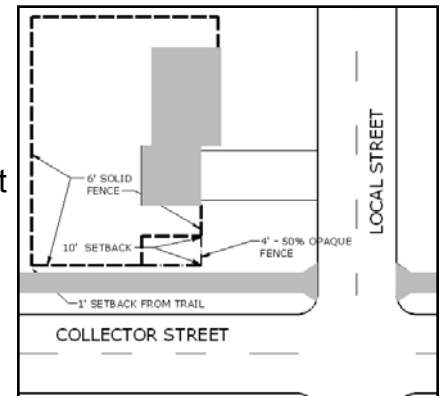
- FRONT YARD: 4 feet in height, 50% opacity
- SIDE OR REAR YARD: 6 feet in height, 100 % opacity

For **through lots** or lots that front two streets running parallel:

- Front yard: 4 feet in height, 50 % opacity
- Side yard: 6 feet in height, 100 % opacity
- Rear yard (that is, used as a rear yard): 6 feet in height, 100 % opacity
- Yard abutting a state highway or county road: 8 feet, 90 % opacity*

For **corner lots** or lots that front two streets that intersect:

- Front yard (or the location of garage): 4 feet, 50% opacity.
- Side yard abutting a COLLECTOR street: 6 feet, 100% opacity behind the rear corner of the dwelling or detached accessory structure; in front of rear corner, 6 foot fence must maintain a 10 foot setback (see illustration).
- Fence must be at least 1 foot from a trail.
- Side yard: 6 feet, 100 % opacity
- Yard abutting a state highway or county road: 8 feet, 90% opacity*



Fence height is measured from the ground level to the top of the fence. Posts may extend no more than 8 inches above the required height limit of a fence.

In the **front yard**, fences must be decorative fences, such as picket fences, split rail fences or decorative iron fences. **Chain link fences are prohibited in the front yard.**

Fences are prohibited in the 50-foot sight triangle, the public right-of-way, drainage and utility easements if drainage and/or utilities are impacted.