



Greater Bemidji Area Joint Planning Board City of Bemidji Northern Township

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FENCE HANDOUT

The following information is an excerpt from the Greater Bemidji Area Joint Planning Board Zoning & Subdivision Ordinance Regulations. Please refer, as needed, to the complete document for any additional information.

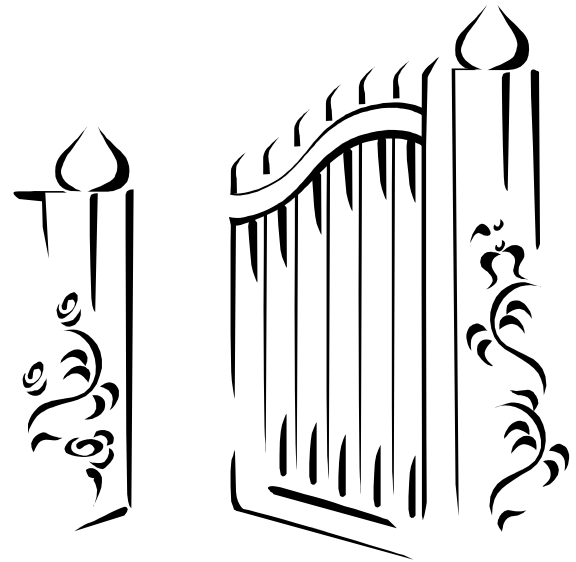
Section 1004 Fences

Applies To Residential Projects

This section shall apply to all fences constructed after adoption of this ordinance. All boundary line fences shall be entirely located upon the property of the person constructing such fence unless the owner of the property adjoining agrees, in writing, that such fence may be erected on the division line of the respective properties.

Fences shall not exceed:

- four (4) feet in height within the required front or exterior side yard setback in residential districts
- six and one-half (6 ½) feet in height within the required side or rear yards in residential districts.
- On corner lots in residential districts fences shall not exceed a height of three (3) feet above curb grade, or street centerline elevation where no curb exists within the required sight distance triangle unless the fence is made of open, decorative, or ornamental materials which are a maximum of 50% opaque, and which do not create a site obstruction for drivers.



Any posts or similar structural member used in the construction of a solid board fence shall be constructed to face inward towards the property being fenced, so as not to be visible from adjacent properties. Fence designs which partially conceal posts and structural members such as alternating board and basket weave fences are exempt from this requirement.

Fences constructed in the rear yard on parcels defined as a through or double fronted lot, may be erected and/or maintained up to the maximum height allowed for the district provided the fence is not located within the sight visibility triangle and there is no driveway access from the adjacent roadway. Fences in violation of this standard are nonconforming and shall be removed within six (6) months of notice from JPB Staff or any other governmental authority.

Section 1004 Fences

Applies To Commercial and Non-Residential Projects

Fences shall not exceed eight (8) feet in height in the required side or rear yard setback in non-residential districts (Any fence 7 feet in height or greater will require a building permit from the City of Bemidji Building Department).

Fences shall not obstruct the required sight distance triangle in non-residential districts.

Fences shall not exceed six (6) feet in height in the required front yard setback nor shall they obstruct the view of the principle structure from the street except with the issuance of a CUP, IUP or variance.



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