

FENCES, WALLS AND OTHER SIMILAR IMPROVEMENTS

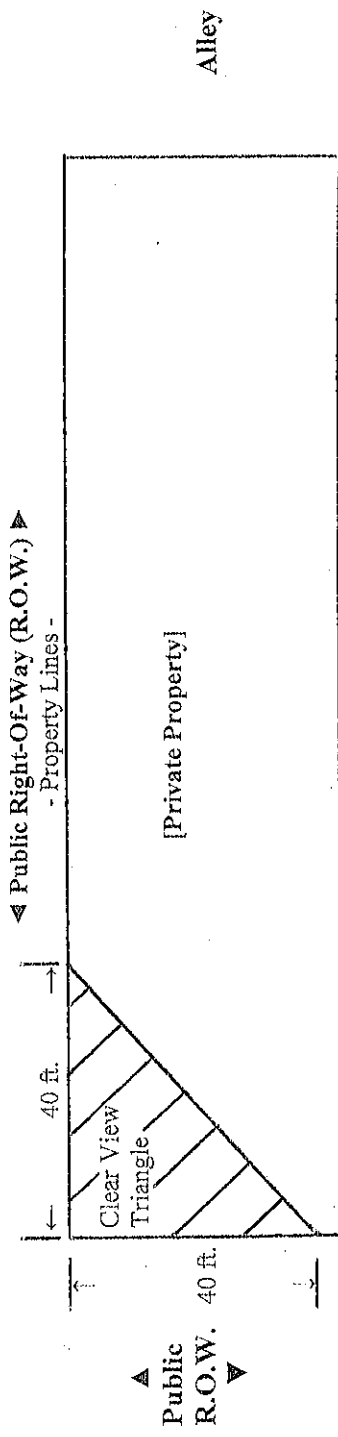
Fences and wall improvements on private properties in the R-1, R-2, R-3, R-4, and S-R Residence Districts, Planned Development (PD) Districts, C-1 and C-3 Commercial Districts, and I-1 Light Industry District as found in the Urban Area boundary of the City of Hibbing are regulated under City Code of Ordinances *Sec. 11.03, General Provisions in Subd. 17. Said improvements shall also include but not necessarily be limited to hedges and shrubs. The information in this hand-out is a general overview of these regulations, and is intended to assist with the construction or installation and placement of any such improvement as regulated and noted above. *See said Sec. 11.03, Subd. 17 for all applicable regulations concerning above noted improvements. Find on City of Hibbing website: www.ci.hibbing.mn.us point on the "Government" icon, then click on "City Ordinances". Other City regulations may also apply.

Permit Required: A Zoning Permit application shall be required for any fence or wall six (6) feet or less in height in above noted zoning districts. Per State Building Code a Building Permit application shall be required for any fence or wall greater than six (6) feet in height in said Residence Districts and PD Districts [NOTE: such fence or wall greater than six (6) feet in height shall comply with the minimum building setback regulations from property lines that are applicable in said districts]. *Refer to said Sec. 11.03, Subd. 17 for accepted and prohibited fencing/wall materials.

Location: All improvements listed under this ordinance shall be located on private property. Setback regulations do not apply to fences/walls six (6) feet or less in height, however to avoid future ownership and maintenance disputes the property owner is strongly advised to locate such fences/walls no less than 6 inches from the property line, NOT directly on it. Each property owner is responsible to be aware of the correct location of his/her property lines and easements [NOTE: The City of Hibbing does not provide land surveying services. Property line disputes between owners of private property are *civil matters* so the City of Hibbing and it's departments have no jurisdiction or legal authority to reconcile or mediate such issues.]. Remember, to avoid such disputes it is advisable to never allow any such improvement to encroach upon property lines. Street and alley right-of-way lines are property lines as well.

Public Safety: For purposes of public safety any above noted improvement located within the Clear View Triangle of a corner lot is subject to further regulations as follows: The maximum height of any such improvement within said Clear View Triangle shall be three (3) feet in height, or 60 inches in height provided it is a chainlink or wire mesh fencing with no obstructions or screening material added to interfere with the safe line of sight for vehicle and foot traffic approaching intersection [NOTE: the maximum height of said improvements shall be measured from the grade elevation of the applicable street or road centerlines as obtained from the City Engineer's Department]. Said Clear View Triangle** is the area of a corner lot formed by extending the legs of said triangle forty (40) feet from the corner of the intersecting right-of-way lines of the public streets or roads in each direction and then by joining these legs by a hypotenuse line that extends through the lot in question (and adjacent lot if applicable) [NOTE: roadways, curb/gutter, boulevards and City sidewalks are located within the public right-of-way, NOT within private property lines].

*****"CLEAR VIEW TRIANGLE" – EXAMPLE SITE PLAN (not-to-scale):**



NOTICE: Remember To Call Gopher State One Call Before You Dig. At 800-252-1166!

**No improvement in Clear View Triangle shall exceed max. heights as measured from grade elevation of street/road centerlines.