



Residential Fence Requirements

1. All fence installations shall be processed with a fence permit application. No permit fee or inspection will be required. The application shall contain:
 - A. Site plan, including lot dimensions, with structure locations (including setbacks).
 - B. Location of proposed fence with heights.
 - C. Description of materials used for fence.

2. No fence shall exceed six feet in height, from the front of the house to the back lot lines, and along back lot line. No fence shall exceed four feet in height from the front of the house to the front lot line, and along front lot line. No fence or other obstruction shall block the view of traffic. Fences erected, or other obstructions on corner lots must maintain a 25 foot (from corner pin location) and along the street side, a clear view triangle. No fence shall exceed three feet in height in the "clear view area". It shall be the responsibility of the property owner of a fence to provide access for reading meters by means of an unlocked gate or relocation of the meters or reading devices to an accessible location.

3. The City of Luverne does not dictate which side of the fence must be "finished". No fences shall be constructed of light-weight materials such as chicken coop wire, barbed wire, or bamboo. Notwithstanding the preceding sentence, chicken coop wire may be used for vegetable gardens located within the perimeter of rear or side yards. Products manufactured for other uses such as plywood, corrugated steel, or fiberglass panels are prohibited as allowed fencing materials.

4. The property owner is responsible for locating property lines. Property pins may be located at each corner and should be located before a fence is erected. Property dimensions and street right-of-ways may be obtained from the City Code Official. The owner may also hire a surveyor to locate the property lines, and this is recommended if the location is in dispute. The City of Luverne does not survey properties, or represent a guarantee of lot dimensions or corner locations. Fences must not encroach on adjacent properties. Maintenance of both sides of the fence (painting, mowing, etc.) should be considered when determining placement. It is the responsibility of the fence owner to maintain the fence.

5. The City of Luverne does not settle property line disputes between neighbors, including, but not limited to disputes over placement of fences, hedges, and trees.

6. The City does enforce proper setbacks, as required in other sections of this code. Fences may be placed in easement areas only with approval of the City Utilities Department.

Fence Requirements

All fences require a completed permit with plot plan to show what is being done and where.

Fill out plot plan, and permit form!



Find lot lines!



It is your responsibility to determine where your lot lines are! If you have any doubts or a dispute arises, a survey is recommended. Fill out the practice plot plan on the back!

The City Zoning Office can help with lot dimensions, set back requirements. The City can not guarantee the location of your lot lines.

Phone 449-5031



Materials?



Describe what kind of material you will be using to build your fence. City Code does have some basic material requirements.

Call Gopher State One before you dig any holes! There could be serious costs involved, as well as danger if you dig and hit a utility cable!
1-800-252-1166

Secure your posts!



Allow two-three days for locates to be done.

Enjoy your new fence-and remember it is your responsibility to maintain both sides of your fence.

