FENCE PERMIT APPLICATION

Date: ___________________________   PID#: ___________________________

Property Owner: ____________________________________________________________

Property Address: ___________________________________________________________

Phone Number: ______________________  Email Address: _______________________

Legal Description: Lot _____  Block ____  Subdivision ____________________________

Description of the Fence Material: _____________________________________________

Description of the Fence Location and Height: ________________________________

Is a site plan attached to this application form, indicating property lines, existing
structures, and proposed fence details (location, setbacks, height, gate(s), etc).

Yes____  No_____  

- It is the property owner's responsibility to locate property lines/corner pins and mark for the Building Inspector
  (see Hints for Locating Property Lines Handout).
- A fence cannot be located in the right-of-way.
- A fence may be placed within an easement; but if access is required, it shall be at the property owner's expense
to remove and re-install any portions of a fence.
- Applicant must contact Gopher State One-Call before digging (651-454-0002).
- Applicant must contact the Building Inspector after the fence is constructed for an inspection (763-479-1720).

I acknowledge that I have received a copy of the fence regulations, agree to the above statements, and
ensure that the fence will be constructed in accordance with the approved plans and regulations set forth.

Signature: ___________________________   Date: _______________________

(Property Owner Signature)  (City Signature)

For City Use Only

Permit Fee Paid: __________________ Received by: __________ Date: ________

Approved for construction according to the plans provided: __________________________

Subject to the following: __________________________________________________________

Building Inspector inspected completed project: __________________________

City of Princeton  
Community Development Department  
705 Second Street North  
Princeton, MN 55371  
763-389-2040  
www.princetonmn.org
RESIDENTIAL FENCE GUIDELINES

A few things to remember:

- It is the property owner's responsibility to know where their property lines are. The City cannot locate property lines. Where the property line is not clearly defined, a Certificate of Survey may be required (See Locating Property Lines).

- Fence must be 2 feet from adjoining property lines, unless the owner: (1) has a Certificate of Survey; OR (2) property pins located; OR (3) the neighboring property owner agrees in writing through the Property Line Fence Location Agreement.

- Fences may be placed in utility easements with the understanding that they will be removed at the owner's expense if access is required. Fences cannot be in the ROW.

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HINTS FOR LOCATING PROPERTY LINES

- It is the property owner’s responsibility for knowing and locating their property lines and corner pins/stakes.
- The city can provide (if available): lot dimensions and copy of the plat or Survey.
- City staff cannot locate property lines and/or corner pins for you.
- Property corner pins are typically a ½” to ¾” round iron pipe flush or slightly below the grade line. Newer pins will have a plastic cap with a survey’s license number on it. Some older pins could be metal posts, rebar, axle irons, pips, and other items.
- Do not rely on trees, bushes, utility poles, fences, sheds, or where you mow as your property line.
- A metal detector may be needed to help locate corner pins.
- Ask your neighbors if they have recently located corner pins for their properties.
- Once a pin is found, you can measure from that point to try and find the other corner pins.
- If you do locate a corner pin, do not disturb its location. It is a misdemeanor violation of Minnesota law.
- Sometimes a corner pin is no longer in place or has been moved due to erosion, construction, landscaping, or other action.
- A registered land surveyor may need to be hired to either locate property pins/lines or set new property corner pins. It is ultimately the property owner’s responsibility. Only a licensed land surveyor can determine your actual property line, and a survey is the only document that can accurately show your property lines. While it may seem expensive to hire a surveyor, it may be cheaper than relocating improvements or legal costs caused by encroachment.
- Do not rely on measuring from the middle of the street or curb to identify property lines: right-of-way, street, and boulevard widths vary across the city. This should only be used as a starting point to look for corner pins.

The City of Princeton assumes no liability for accuracy. It remains the property owner’s responsibility to seek a registered land surveyor for reliable proof of the precise location of property lines.

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PROPERTY LINE FENCE LOCATION AGREEMENT

(To be utilized when a fence is proposed up to or on a property line adjoining another property).

THIS AGREEMENT, made this ____ day of _____________, 201__ by and between

_________________________ (Property Owner #1) of said described property:

Address and legal description of property: ______________________________________

__________________________________________________________________________.

and ______________________ (Property Owner #2) of said described property:

Address and legal description of property: ______________________________________

__________________________________________________________________________.

1. The above mentioned owners hereby mutually agree to allow for the construction of
   fencing up to or on the shared lot line of the properties described above and have
   agreed on the location of the fence.

2. The terms of this agreement shall be permanent until such time as the owners
   authorize different requirements by written agreement.

3. This agreement does not constitute a relocation or a "practical location" of the
   shared lot line of the owners' properties as described in the public records of the
   County Recorder.

4. This agreement shall be binding upon the parties hereto and their heirs, successors,
   and assigns.

IN TESTIMONY WHEREOF, the owner(s) have set their hands as of the day and year first
above written.

_________________________ (Property Owner #1 Signature & Date)

_________________________ (Property Owner #2 Signature & Date)

_________________________ (Property Address)

_________________________ (Property Address)
H. Building Relocation

It shall be the stated policy of the City of Princeton to maintain a harmonious and high standard of residential, commercial, and industrial development, and to protect residential, commercial and industrial areas from deleterious effects through ensuring that both new and relocated dwellings and commercial and industrial properties from other areas, both within the City of Princeton and from outside, shall meet specified requirements. Such relocations of dwellings and commercial and industrial properties as stated above must conform to all regulations of the Building Code and may only be permitted in the zoning district where all necessary specifications as to lot sizes, setbacks, type of use, height regulations, and all other conditions as laid down in this ordinance are met. In addition, such relocations must be approved by the Zoning Administrator and Building Inspector prior to being moved.

I. Fences (Rev. 9-25-14; Ord. 711)

1. Permit required.

   No person, firm or corporation, except on a farm and related to farming, shall construct or cause to be constructed or erected within the City of Princeton any fence without first making an application for and securing an administrative fence permit. A fence more than six (6) feet in height shall require a building permit.

2. General Standards.

   a. A current Certificate of Survey by a registered land surveyor may be required by the Zoning Administrator or Building Inspector to establish the property lines.
   b. Fences may be constructed within public and private drainage and utility easements provided that removal or replacement of the fence, or a portion thereof, shall be at the property owner's expense if access is required.
   c. No fence shall obstruct the flow of water nor divert water onto a neighboring property.
   d. Tennis courts shall be enclosed with fencing. Chain link fences used for the enclosure of tennis courts or other such recreational purposes shall not exceed ten (10) feet in height and shall be located in the rear yard in Residential Districts.

3. Construction and Maintenance.

   a. Every fence shall be constructed in a substantial, workmanlike manner and of substantial material reasonably suited for the purpose for which the fence is proposed to be used.
   b. All fences shall be constructed of either stone, brick, finished wood, durable vinyl or other durable plastic materials, ornamental non-corrosive aluminum.
or iron, or chain link.
c. Fences shall be constructed so that their more attractive side faces neighboring property.
d. Every fence shall be maintained in a condition of reasonable repair; if allowed to become and remain in a condition of disrepair or danger, or constitute a nuisance, public or private, the Zoning Administrator shall commence proper proceedings for the abatement thereof.
e. Link fences, wherever permitted, shall be constructed in such a manner that no barbed ends shall be at the top.
f. Barbed wire fences and electric fences shall only be permitted on farms. Barb wire fences shall also be permitted for demonstrated security purposes in commercial and industrial districts.
g. Fences that exist as an enclosure and restrict access shall provide a gate that affords reasonable and convenient access for public safety.
h. No physical damage of any kind shall result to abutting property.

4. Locations:

a. Fences may be located on a property line adjoining another property, if:
   (1) The property owner has a current Certificate of Survey; or
   (2) The property identification iron has been located; or
   (3) The neighboring property owner agrees in writing.

b. If the conditions of subsection 4a. cannot be met, then a fence shall be located a minimum of two (2) feet off the reasonably-identified property line.

c. No fence shall be located on public right-of-way.

5. Residential District Fences.

a. No fence shall be erected or maintained more than six (6) feet in height in any Residential District.

b. No fence shall be erected in any required front yard and side yard adjacent to a street to a height in excess of three and one-half feet (3 1/2).

c. No fence shall be higher than three (3) feet above grade on any corner lot within the tri-angular area formed by the intersecting street right-of-way lines and a straight line joining the two (2) street lines at points which are twenty (20) feet distant from the point of intersection. See graphic.
Chapter VI – Performance Standards

6. Commercial and Industrial District Fences.
   a. Fences in all Commercial and Industrial Districts shall not exceed eight (8) feet in height.
   b. Boundary line fences abutting residential districts shall conform to those conditions applying to the residential district.
   c. Fences on which barbed wire may be placed and are erected primarily to secure a particular given area may have arms not to exceed thirty-six (36) inches in length located a minimum of seven feet (7') and a maximum of eight feet (8') above the ground surface.
   d. Fences erected within the required front yard or side yard adjacent to a street shall not be over eight (8) feet in height and shall be at least seventy-five (75) percent open for the passage of air and light and provide for traffic visibility.

J. Home Occupations (Rev. 11-18-2010; Ord. 658)

A home occupation is that accessory use of a dwelling that shall constitute either entirely or partly the livelihood of a person living in the dwelling. All permitted home occupations require an approved conditional use permit.

1. Permitted Home Occupations

The following are permitted home occupations with an approved conditional use permit:

* Childcare.
* Dressmaking, sewing, and tailoring.
* Home cooking and preserving.
* Home crafts such as model making, rug weaving, lapidary work, and woodworking.
* Laundry-related services.
* Telephone answering and clerical work.
* Tutoring, limited to four students at a time.
* Other approved occupancy.

The following conditions must be met to meet the conditional use permit requirements:

a. The home occupation does not change the outside appearance of the dwelling and is not visible from the street.

b. The home occupation does not generate traffic, deliveries, parking, or