

FREQUENTLY ASKED QUESTIONS

1. Do I need a fence permit to install a fence?

Yes. Fence permits are required to construct, relocate, or replace fences in Sioux Falls.

2. Why are fence permits required?

Fence permits are required to assure compliance regarding the height for location of fences, as well as to ensure clear line of sight for the traveling public.

3. What type of fence can I build?

The City of Sioux Falls allows for all but electric and barbed wire fences. However, some covenants regulate what type or kind of fence you can install. To learn more about covenants on your property, please contact your local county register of deeds (Minnehaha: 367-4223; Lincoln: 764-5661). Please note the City does not enforce covenants.

4. Are there any exceptions to the fence permit requirement?

Yes. Fence permits are intended to apply to fences designed for screening, security, and privacy purposes. Smaller temporary fences around interior gardens, flowers, or shrubs intended primarily for decorative purposes and snow fences are exempt from the permit requirement.

5. Can I build a fence in an easement or drainage area?

You must have permission to install a fence in easement and drainage areas. Contact your local utility company or refer to a survey to determine locations of easements on your property. For information regarding public easements such as drainageways or sewer, contact City Engineering at 367-8601.

6. How far does the fence have to be from the property line?

There are no minimum distances that need to be maintained from the property line. If any easements are present, a fence may not be allowed to be constructed on that easement. All permits are issued with the understanding that property owners know where their property lines are located and that a fence permit is approval to build a fence on your own property.

7. What do I do if my neighbor's fence is on my property?

If there is a disagreement about the physical location of a fence on a lot, it is a civil matter between private property owners. The City can only provide what plan was approved, any marking or labeling of property lines should be done by a licensed surveyor.

8. Are fences allowed in a front yard?

Yes, subject to height requirements. On corner and interior lots, fences can be up to four (4) feet in height in the front yard, the height and opaqueness is reduced when the fence is located in an intersection safety zone.

9. What size fence can I have in my backyard?

On interior lots, fences of not more than six (6) feet in height are allowed on any portion of the rear or side yard. On corner and double frontage lots, a required front yard setback is along each street frontage. Fences not more than four (4) feet in height are allowed in a required front yard setback, exceptions are allowed for properties along arterial or collector streets (see No. 10).

10. What exceptions are allowed for properties along arterial or collector streets?

On residential lots that abut an arterial or collector street, the height allowed can be determined by the distance the fence is from the property line and/or the materials used for the fencing. Options allow for a five (5) foot fence at five (5) feet from the property line to a six (6) foot fence at the property line. For more information read the "Residential Fence Regulations" section of this brochure or contact the Zoning Division.

11. What is considered an arterial or collector street?

An arterial street carries high volumes of traffic. Arterials are usually section line roadways.

A collector street carries traffic from local streets to arterial streets or highways. A collector street usually is the principal entrance to a residential development and streets for circulation in and out of the neighborhood.

12. Do I need an inspection?

Yes. When you have completed the installation of your fence, contact the Zoning Division for a final inspection.

City of Sioux Falls Zoning Division
Ground Floor—224 West Ninth Street
P.O. Box 7402

Sioux Falls, SD 57117-7402

Phone: 605-367-8254

TTY/Hearing Impaired: 605-367-7039

www.siouxfalls.org

FENCE

Information for Residential Properties



City of Sioux Falls

Prepared by City of Sioux Falls
Planning and Building Services
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A permit is required before the installation, relocation, or replacement of a fence.

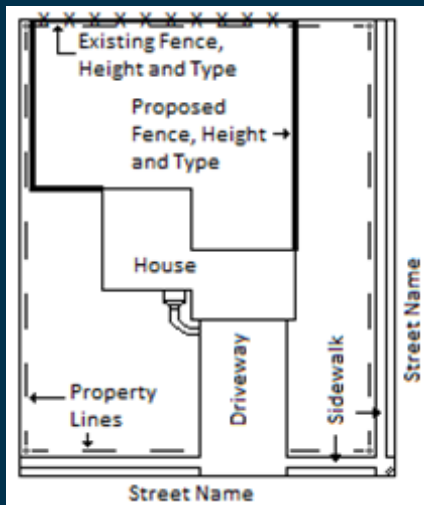
Fence Permit Information

A fence permit is required in order for the City of Sioux Falls to verify the location, height, and fencing materials. This is intended to protect the public safety and welfare. A permit can be obtained at the Zoning Division located at ground floor of City Hall, 224 West Ninth Street. Free one-hour customer parking is provided along the street and in the alley just east of City Hall. The permit fee for a fence is \$20.

What you need when you come in to obtain a permit

The installation, relocation, or replacement of fences within the City of Sioux Falls requires a site plan to issue a permit for a fence. If you do not have a site plan the Zoning Office can help create one. The site plan must indicate the address, adjacent street names, location of all existing and proposed fences within the boundaries of the lot, and a description of the type and height of fence (see Exhibit A).

EXHIBIT A

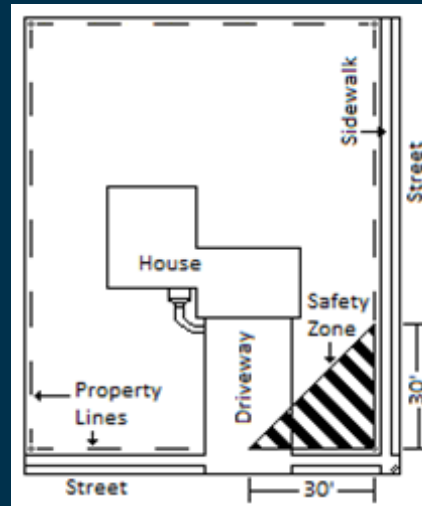


Permits expire six months after the issue date. If you need an extension, contact the Zoning Division at 367-8254.

Safety Zone

No fence more than thirty (30) percent solid may be installed within a triangle formed at the corner of two (2) intersecting streets and a line connecting points thirty (30) feet along each property line from the corner of the lot (see Exhibit B).

EXHIBIT B



Residential Fence Regulations

Height: The maximum height allowed for a fence within a required front yard setback is four (4) feet. Remember, a corner lot has two front yards with one considered a side street front yard. The maximum fence height in the remainder of a lot including the rear or side yard is six (6) feet.

Exception options for double frontage and corner lots: For DD and AD forms, fences not more than six (6) feet in height may be placed in a required front yard abutting an arterial or collector street where:

1. The required front yard abutting an arterial or collector street is not used as the front yard and it does not have direct access onto the street.
2. Intersection safety zones are maintained.
3. Height is restricted either by:
 - a. Six (6) foot fence is set back a minimum

of ten (10) feet from the property line abutting the arterial or collector street.

- b. Five (5) foot fence is set back a minimum of five (5) feet from the property line abutting the arterial or collector street.
- c. Segments of a six (6) foot fence in the front yard adjacent to the arterial or collector street meet one of the following conditions:
 - (i.) Staggered: Fence sections shall be varied along the alignment by at least one-third (1/3) of the length of the fence or fence section (as applicable) by a minimum of ten (10) feet.
 - (ii.) Columned: Masonry columns with a minimum cross section of 16"x 16" placed at a maximum interval of 24' on center along the length of the fence. Additional columns shall also be required at all fence corners and turning points and at all fence termination points.
 - (iii.) Capped: Upgraded wood fences, including exposed wood posts, top caps, and trim boards, are allowed as long as they meet the following requirements:
 - (a.) Min. 4' x 4' exposed wood posts
 - (b.) Min. 4" board width street-facing
 - (c.) Normal 2' x 6" top cap
 - (d.) Normal 1' x 4" trim board
 - (iv.) Decorative Metal: Wrought iron material may be used.

Obtain a Fence Permit Online

By registering for an online Citizen Self Service (CSS) account, you can submit your application for a fence permit online. See the City's website for more details at siouxfalls.org/CSS.