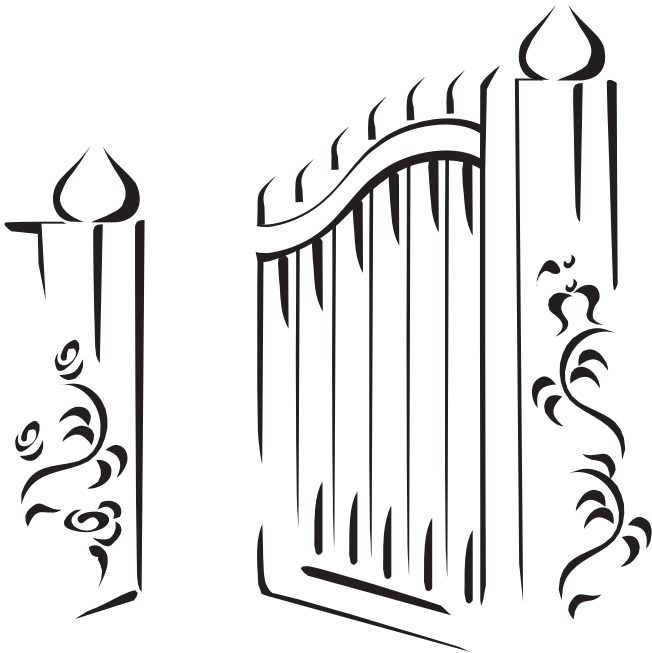




Fence Permit Requirements

for Residential Properties



Prepared by
City of Sioux Falls
Planning and Building Services

Revised June 2007



Permit Required

The installation, relocation, or replacement of fences within the city of Sioux Falls requires a permit from the City of Sioux Falls Building Services Department. The application for a fence permit requires a site plan of the **entire** lot. (See Exhibit A.) The site plan must indicate the name and location of adjacent streets. Indicate the location of the fence within the boundaries of the lot and add a notation describing the height of fence. The permit fee is \$17.

Typical Fence Plan
Size 8½" x 11"

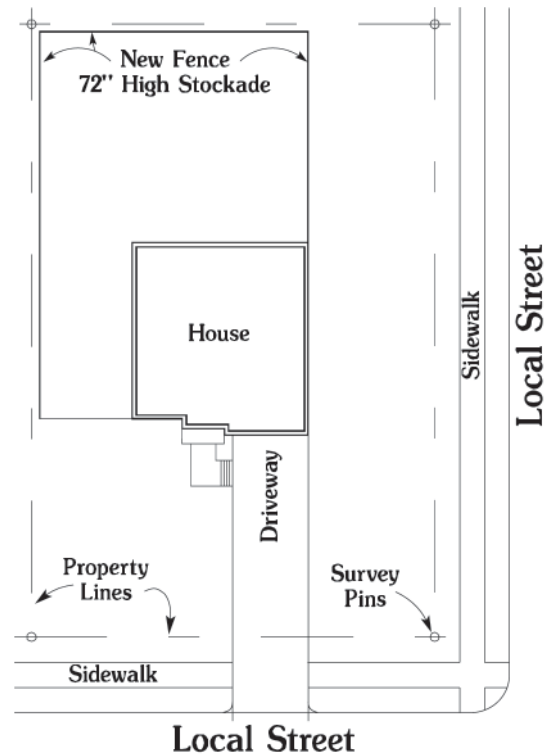


Exhibit A

Safety Zone

No fence more than thirty (30) percent solid may be installed within a triangle formed at the corner to 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.)

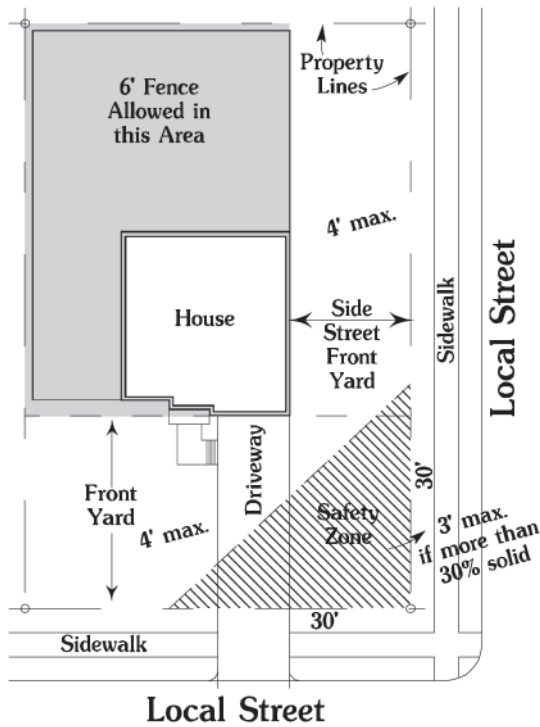


Exhibit B

Residential Fences

Height: The maximum height allowed for a fence within a required front yard setback is four (4) feet. The maximum fence height in the remainder of a lot including the rear or side yard is six (6) feet.

Exception for double frontage and corner lots: A fence installed within a required front yard on a double frontage or corner lot abutting an **arterial or collector** street may be a maximum of six (6) feet in height, provided it is not located in front of the house.

The fence must be set back a minimum of ten (10) feet from the property line. All safety zones must be maintained. (See Exhibits C and D.)

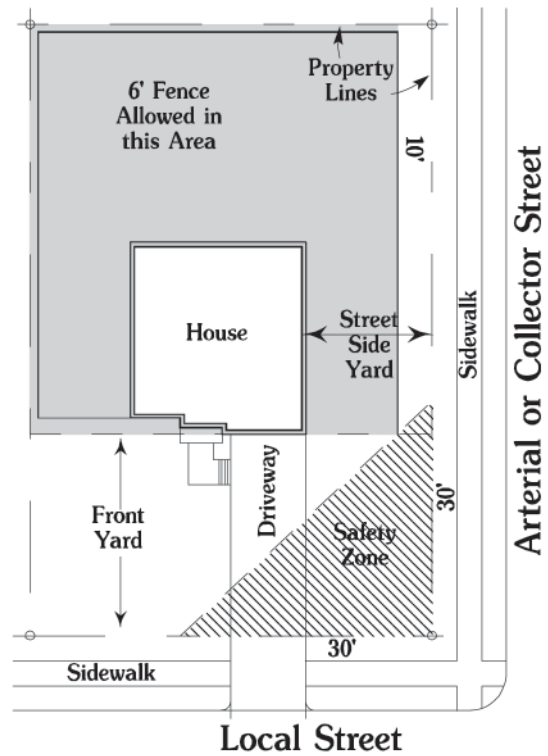


Exhibit C

Residential Fence Regulations

Commonly asked questions:

- 1. Do I need a fence permit to erect a fence?**
Yes. Fence permits are required to construct, relocate, or replace fences in Sioux Falls.
- 2. Why are fence permits required for fences?**
Fence permits are required to construct fences to assure compliance regarding the height and location of fences as well as to insure safety and allow adequate air, light, and vision.

3. 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 are exempt from the permit requirement.

4. What must I do to get a permit for a fence?

Fence permits can be obtained at the Building Services Department located on the ground floor of City Hall, 224 West Ninth Street. Free one-hour customer parking is provided in the alley just east of City Hall. A site plan of the entire lot showing the location of the proposed fence on your property is required before a permit can be issued. The cost of the fence permit is \$17.

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

No fences may be built within drainageways. You must have permission to erect a fence in easement areas. Contact your local utility company and/or the City Utility Engineering Department (367-8601) to determine types and location of easements.

6. If my neighbor agrees, can we build a fence jointly on our property line?

Yes. Such fences are discouraged, however, because of complaints concerning maintenance and future sales of the properties.

7. Are fences allowed in a front yard?

Yes, subject to height requirements. **On interior lots**, fences of not more than four (4) feet in height can be erected in a front yard. Fences not more than four (4) feet in height may be erected in a front yard **on corner lots** provided that they are not more than thirty (30) percent solid when located within an intersection safety zone.

8. What size fence can I have in my back yard?

On interior lots, fences of not more than six (6) feet in height are allowed on any portion of a rear or side yard.

9. What about corner or double frontage lots?

Corner and double frontage lots pose peculiar problems to fence construction because both zoning regulations and traffic regulations are applicable.

Zoning regulations dictate that all corner lots and double frontage lots have a required front yard for setback purposes along each street

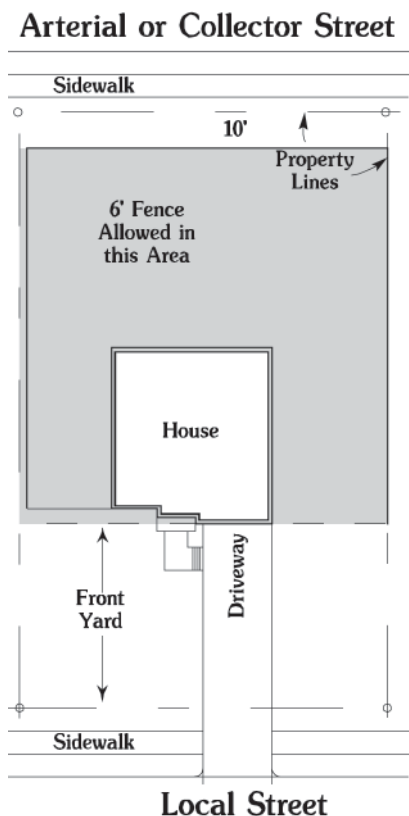


Exhibit D

(#9, continued)

frontage. Fences over four (4) feet in height are not allowed in a required front yard, except along major streets (see #10-12).

In addition, these lots may have more than one (1) intersection safety zone requiring visibility adjustments to any fence erected within this area.

10. What if I live on a busy street?

On residentially used lots, an exception to the normal height and location requirements exists (see #11-12). The purpose of this exception is to allow a noise and privacy buffer along arterial and collector streets within the city.

11. What is considered an arterial and collector street?

Any street designated as an arterial or collector street by the City Traffic Engineering Department is considered a major street for fence construction purposes.

12. What kind of fence can I build if I live next to a major street?

Property owners on corner or double frontage lots along an arterial or collector street are allowed to build fences not more than six (6) feet in height in a required front yard where:

- a. The area abutting the arterial or collector street is not used as the building's front yard.
- b. The fence is set back a minimum of ten (10) feet from the property line abutting the arterial or collector street.
- c. All fencing within an intersection safety zone is not more than thirty (30) percent solid.

Additional regulations may also apply

Commercial fences over six (6) feet in height require building permits.



**City of Sioux Falls
Building Services**

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