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Zoning Permit Information Sheet

Visit Town & Country Fence at www.tcfence.com for all of your fencing needs. Or call (763) 425-5050

Fences

Fences are any structure serving as an enclosure, barrier or boundary. The construction of fences can include chain-link, steel, aluminum, masonry, boards, rails and plant material.

- The finished side of the fence, not the structural supports, must face the abutting property or street
- If the fence is built away from the property line, the property on both sides of the fence must be maintained
- Chain-link fences must be constructed with a minimum gauge of 11
- A decorative fence is the only type of fence permitted in the front yard and side yards
 - Decorative fences cannot exceed three feet in height or have an opacity greater than 50%
- Fences 6 feet and under require a zoning permit, fences over 6 feet require a building permit
- Two copies of a certificate of survey, drawn to scale, indicating the proposed location of the fence are required

Retaining Walls

- Retaining walls may not be located in an easement
- Retaining walls 4 feet and under require a zoning permit, those over 4 feet in height will require a building permit
- Two copies of a certificate of survey, drawn to scale, indicating the proposed location of the retaining wall are required

Driveway Alteration

- The maximum width of a driveway in a residential district at the right of way and curb must not exceed 24 feet.
- Two copies of a certificate of survey, drawn to scale, indicating the location and width of the driveway are required

Sheds and Accessory Structures

- Sheds and small accessory structures, 120 square feet or less, require a zoning permit. Accessory structures larger than 120 square feet require a building permit; structures 900 square feet or larger require a conditional use permit
- The zoning permit requires the submission of two copies of a certificate of survey, drawn to scale, showing:
 - The location and dimensions of the shed/accessory structure
 - The setback measurements
- Accessory structures and sheds may not be located
 - In the front or side yard
 - Within 10 feet of the principle structure
 - In an easement
- Sheds may not exceed 12 feet in height
- Setback requirements for sheds are:
 - Minimum 6 feet from the side lot line
 - Minimum 10 feet from the rear lot line
- Sheds may not be freestanding, they must be anchored
 - A floating slab is acceptable
 - See Sec 30-79 (5) of the City of Victoria Code of Ordinances for specific guidelines