

**ORDINANCE NO. 2022-06
CITY OF MONTROSE
COUNTY OF WRIGHT
STATE OF MINNESOTA**

**AN ORDINANCE AMENDMENT TO CHAPTER 1020-2 OF THE ZONING ORDINANCE
OF THE CITY OF MONTROSE, RELATED TO FENCE HEIGHT AND CONSTRUCTION**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE THAT THE
FOLLOWING CHAPTER AND SECTIONS OF THE ZONING ORDINANCE ARE
AMENDED TO READ AS FOLLOWS:**

Section 1. Chapter 1020-2 B. is amended to read as follows:

1020-2: FENCES: Fences shall be permitted in all yards subject to the following:

B. Locations; Boundary Line Fences:

1. A fence that requires periodic maintenance shall be located no closer than two feet (2') from any side or rear yard lot line on the property of the person constructing said fence. An exception to this may be allowed by administrative fence permit provided that the proposed fence is constructed of maintenance free materials (vinyl, vinyl-coated steel, metal with a durable finish, etc.), and is located entirely upon the property of the fence permit applicant, verified by a certificate of survey.
2. A fence that is maintenance free, such as a chain link of steel, plastic or vinyl, and is acceptable as such to the zoning administrator, may be constructed up to the side or rear yard property line, with submission of a certificate of survey to verify the location of the fence.
3. The City may require the owner of the property upon which a fence now exists, or may require any applicant for a fence permit to establish the boundary lines of the property by a survey thereof to be made by any land surveyor.
4. No fences shall be placed on or extend into public rights of way or onto public property.

Section 2. Chapter 1020-2 F. is amended to read as follows:

F. Residential Fencing and Screening:

1. Except as provided herein, fences shall be at least five percent (5%) open for passage of air, light, and drainage.
2. Except as provided herein, fences may not exceed six feet (6') in height. Montrose Zoning Ordinance 1020-2
3. Fences extending across front yards abutting a public right-of-way shall not exceed forty-eight inches (48") in height and shall be at least seventy five percent (75%) open space for passage of air and light and shall conform to the traffic visibility triangle requirements of Section 1016-7 of this

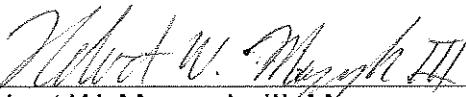
Ordinance.

4. Fences extending across side yards adjoining a public right-of-way on corner lots, or across a rear yard on through lots, shall meet the following requirements:

- a. Such fence may be constructed to a height of six feet.
- b. The fence shall be located behind the rear building line of the principal structure.
- c. The fence shall be located no closer than 10 feet from the public right-of-way line.
- d. The fence may be constructed as a solid fence for screening purposes, and shall be exempt from the open space requirements in Section 1020-2 F.3. above. Notwithstanding this exemption, the traffic visibility requirements of that Section shall continue to apply.

Section 3. This ordinance shall be effective immediately upon its passage and publication.

ADOPTED this 8th day of August 2022, by the City Council of the City of Montrose.



Robert W. Moynagh, III, Mayor

Moved by:
Seconded by:

ATTEST:



Jessica Bonniwell, City Administrator

Published:
Zoning Ordinance Updated: