

ORDINANCE NO. 2020-02

LENT TOWNSHIP, CHISAGO COUNTY, MINNESOTA

AN ORDINANCE AMENDING CHAPTER 2 ZONING ORDINANCE, SECTION 4.09 FENCES

THE LENT TOWNSHIP BOARD OF SUPERVISORS ORDAINS:

Section 1. AMENDMENT. Chapter 2, Section 4.09 of Lent Township Official Appendices to Official Land Use Ordinance is hereby repealed and replaced in its entirety with the following language to be added to section 4.09 relative to fences.

4.09 Fences

- A. Fences in all districts are subject to the following:
 - 1. No fences shall be permitted on public rights-of-way.
 - 2. Fences may be placed along property lines provided no physical damage of any kind results to abutting property. The entire fence including any post footings must be entirely within the fence owners property.
 - 3. Property owner shall locate and expose property pins to verify property line location, or if property pins cannot be found, the property owner shall have the property corners identified and marked by a licensed surveyor in the State of Minnesota.
 - 3. Fences over six (6) feet in height from the finished grade shall require a building permit in addition to any other required permits.
- B. Fences in the Rural Residential – Agriculture (RR-A) district are subject to the following:
 - 1. Chain link, livestock, or similar wire fences may exceed 6 feet in height.
- C. Fences in the Rural Residential – I (RR-I) and Rural Residential – II (RR-II) districts are subject to the following:
 - 1. That side of the fence considered to be the face (finished side as opposed to structural supports) shall face abutting property.
 - 2. Fences may be located on side or rear lot lines to a height of four (4) feet above finished grade.
 - 3. Fences which meet side and rear setback requirements, including setback from ordinary high-water mark, shall not exceed six (6) feet in height from finished grade.
 - 4. Fences within the front non-buildable setback area shall not exceed thirty-six (36) inches in height, except chain link fences, which do not obstruct vehicular sight lines, may be five (5) feet in height.
- D. Fences in Rural Transit Center (RTC) Districts are subject to the following:
 - 1. Fences may be erected on the lot line to a height of eight (8) feet from finished grade.

Section 2. SEVERABILITY. Should any section, subdivision, clause or other provision of this Ordinance be held to be invalid in any court of competent jurisdiction, such decision shall not affect the validity of the Ordinance as a whole, or of any part hereof, other than the part held to be invalid.

Section 3. FINDINGS. Findings for Amending the Lent Township Subdivision Code by amending Chapter 2, Section 4.09. In amending the Township of Lent Township Zoning Code relating to fencing

regulations in Lent Township, the Town Board of Lent Township finds that the amendments do not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area, is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land, is in the opinion of the Township to be reasonably related to the overall needs of the Township, is consistent with the intent and purposes of the zoning ordinance, and will not cause traffic hazards or congestions.

Section 4. EFFECTIVE DATE. This Ordinance shall take effect and be in force upon its adoption by the Board of Supervisors.

Attest

By: 

Brian Seekon, Vice Chairman

By: 

Kelly Wood, Town Clerk

Passed by the Lent Town Board this 16th day of 07, 2020.

Published in the Chisago City the 2 day of July, 2020.
Press