



RESIDENTIAL FENCES

Do I need a permit?:

No building permit needed. However, if the request does not fall within these regulations, approval would be decided by Building Inspection and Engineering Departments.

Property Lines:

- The city does not provide surveying services. You may be able to locate corner property pins with a metal detector. To have new pins set and exact locations of property lines verified, contact a local land surveyor.
- A fence may be installed up to the property line, but not on the property line.
- In most cases the curb will not be the front property line. There is usually additional right-of-way beyond the curb and sidewalk. In new developments, the property line is typically 1 foot from the edge of the sidewalk farthest from the street.

Setbacks and Easements:

- Utility and drainage easements of varying widths could be located on the interior side of lot lines. A fence is permitted within these easements, however, if any work is required within the easement, the fence may need to be removed or repaired at property owner's expense. Some utility companies may require that a gate be installed in the fence for ease of access.
- It is the property owner's responsibility to call North Dakota One Call (811 or 800-795-0555) for utility locates.
- If the property is adjacent to an alley, a 2.5 foot setback is required along the property line abutting the alley.

Front Yard:

- The maximum permitted height of a fence within the front yard is four (4) feet unless on a corner lot.
- Corner lots shall not have obstructions to vision having a height greater than 3' above the curb level for a sight distance of 25' from the intersection of the front and side street lines.

Side & Rear Yards: The maximum permitted height of a fence within the side or rear yard is eight and one-half (8.5) feet.

Fire Hydrants: Fire hydrants need to have 3' clearance from fencing and cannot be enclosed inside the property.

Sidewalks: Fences can be installed up to the property line. The property line varies from edge of sidewalk. Typically, in new developments, it is 1' behind the sidewalk on the property side.

***For some subdivisions, there may be rules governing fences by covenants. The city does not enforce or keep record of covenants. Property owners should refer to their homeowners association, abstracts or other documents recorded by the Morton County Recorder.**

For additional information, questions or concerns, contact the Engineering and Planning Department at (701) 667-3225.