



21 Second Street SE | Chatfield, MN | 55923 507-867-3810 | www.ci.chatfield.mn.us

Zoning Certificate Small Building & Fence Application

Name of Applicant: _____

Address of Applicant: _____
Street City Zip

Telephone Number: _____ Fax Number: _____

Email: _____

Project Details:

Front yard setback (fences only): _____ Side yard setback: _____ Rear yard setback: _____

Height of fence: _____ Type of Fence: _____

Fence construction detail: All posts shall be located on the side of the fence facing the property constructing the fence.

Checklist for the submittal package:

[] Signed and dated application

[] Zoning fee of \$98 paid at city hall

[] One (1) site plan showing the location of property lines, all existing residential building on the side, property easements, and the location of the proposed building or fence. It is recommended to be minimum of 6" off property line or signed letter from neighbor's stating it can be on property line.

City Disclaimer: The City of Chatfield assumes no liability or responsibility as to the accuracy of property line identification. For an accurate location of property lines, property owners need to hire a licensed surveyor.

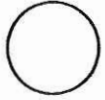


Signature of Property Owners: _____ Date: _____

Name _____ Permit No. _____

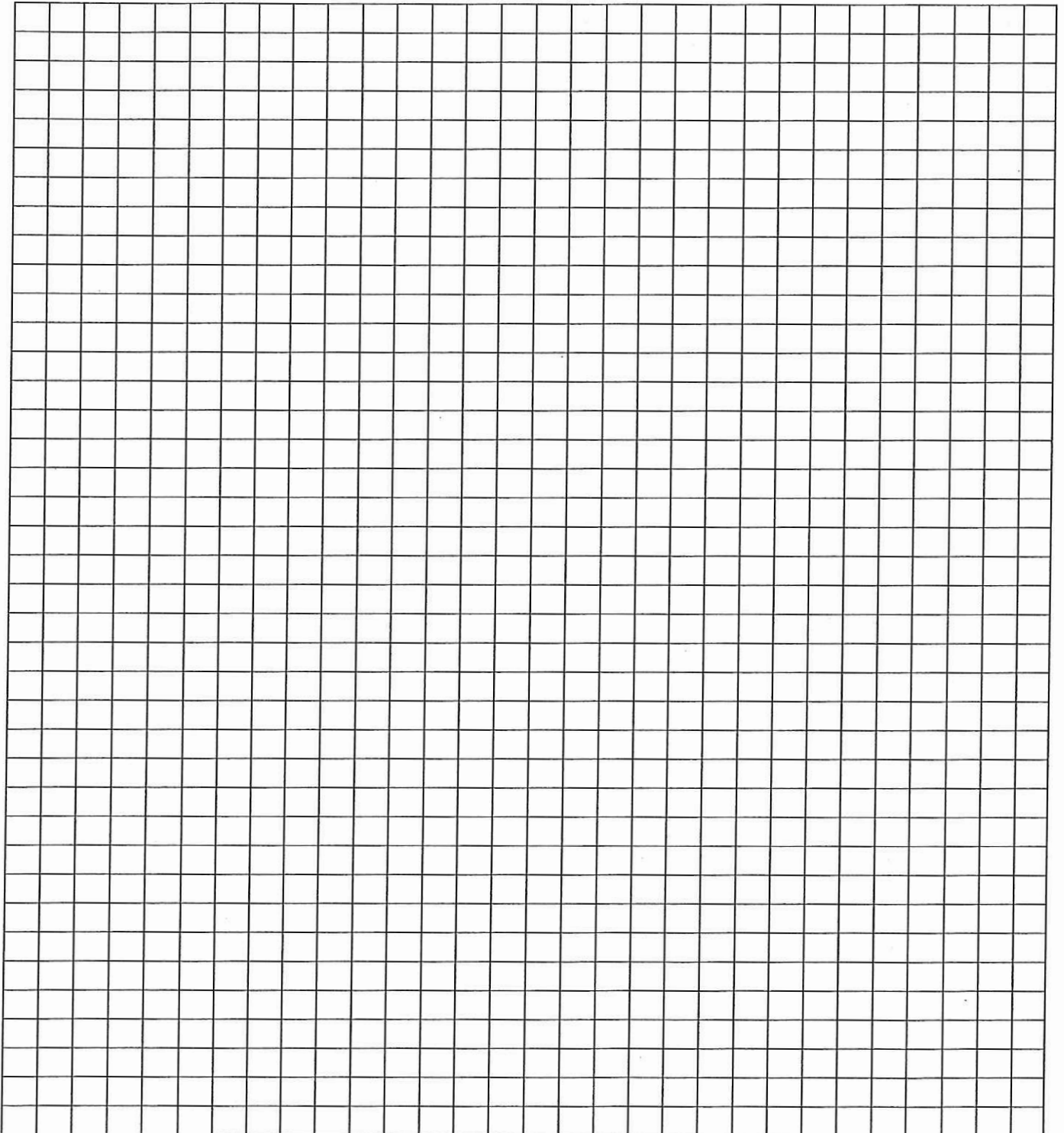
ALL SKETCHES MUST BE DRAWN TO SCALE and contain the following information: North Arrow, all abutting streets and alleys with street names, dimensions of lot or lots, all existing and proposed buildings on lot.

SETBACKS: Front yard setback: _____ Side yard setbacks: _____, _____, Rear yard setback: _____
Total Lot Area: _____ Building Area as percent of lot area: _____ Height of building: _____



Indicate North in the Circle

SCALE 1/4:" = _____



Accessory Structures and Fences Standards

Accessory Structures = Structures that are less than 200 square feet in size must obtain a Zoning Certificate.

Fences = All fences must obtain a Zoning Certificate.

Accessory Structure Requirements:

- ✓ Maximum height = 16 feet
- ✓ Total lot coverage (all buildings) cannot exceed 15% of total lot
- ✓ All accessory structures must be located in the side or rear yards only
- ✓ Accessory structures can only be built if a principle structure exists on the lot.
- ✓ Accessory structures built greater than 10 feet from the home have the following setbacks in residential zones:
 - 5 feet from side yard
 - 5 feet from rear yard
 - 10 feet from rear yard if a driveway will be accessible to the structure
- ✓ Accessory structures built within 10 feet of a home have the following setbacks in residential zones:
 - 6 feet from side yard
 - 25 feet from the rear yard
- ✓ Accessory structure cannot have a flammable or absorbent material floor and cannot be made of cloth, canvas, plastic, sheeting, tarps, or similar materials, as well as corrugated roofing or siding.
- ✓ Commercial & Industrial zone setbacks have the following setbacks:
 - Can be placed in the same locations as the main or principle building
 - Structures can be placed anywhere in the rear yard subject to building code and fire zone regulations

Fence Requirements:

- ✓ All fences must be placed on private property of the owner installing the fence
- ✓ Every fence must be constructed with the posts facing the property owner installing the fence
- ✓ Residential fences have the following regulations:
 - Front yard fences cannot be taller than 3 feet except a chainlink fence without screens which may be five feet and must be at least 15 feet from the property line
 - Decorative fences not intended to enclose is exempt from the front yard setbacks
 - Side and rear yard fences cannot be taller than 6 feet
- ✓ Contact the City to review the policies for chainlink fences for recreational purposes, electric and barbed wire fences, and special purpose fences.