

## FREQUENTLY ASKED QUESTIONS

### DO I NEED A PERMIT TO PUT UP A FENCE?

Yes, you need a permit to build, move, replace or repair fences in Sioux Falls.

### WHY ARE FENCE PERMITS NEEDED?

Permits make sure fences are safe, meet height rules, and don't block views for drivers and pedestrians.

### DO I NEED AN INSPECTION?

Yes, once your fence is up, contact the zoning office for a final check. Permits will automatically expire after 6 months if no inspection is requested. You can schedule your inspection through CSS or calling our office at **605-367-8254**.

### WHAT KIND OF FENCE CAN I BUILD?

Sioux Falls allows all except electric and barbed wire fences. However, there are additional rules if your property is in a historic district. Call the zoning office to learn if your property is within a historic district and what those additional requirements are.

Some neighborhoods have covenants in place that may have additional rules about fences. To learn more about covenants on your property, please check with your local county register of deeds. (Minnehaha: 605-367-4223; Lincoln: 605-764-5661). Please note, the city does not enforce covenants.

### WHAT SIZE FENCE CAN I HAVE IN MY BACKYARD?

For interior lots, fences can be up to 6' tall anywhere in the backyard. For corner and double frontage lots, front yard setback rules apply, but fences up to four feet tall are allowed in required front yard setbacks.

### CAN I HAVE A FENCE IN MY FRONT YARD?

Yes, but there are height rules. Fences can be up to 4' tall in the front yard. Height and opaqueness are reduced when the fence is in an intersection safety zone. Keep in mind you may have more than one front yard.

### WHAT EXCEPTIONS ARE THERE FOR PROPERTIES ALONG ARTERIAL OR COLLECTOR STREETS?

There are exceptions for double frontage and corner lots where one of the front yards abuts an arterial or collector street. To qualify for an exception, the frontage cannot have a driveway that goes to the arterial or collector street. *(Exceptions can be found in the next column)*

The exception options are:

- 6' fence is allowed if set back 10' from the property line abutting the arterial or collector street.
- 5' fenced is allowed if set back 5' from the property line abutting the arterial or collector street.
- 6' fenced is allowed on the property line abutting the arterial or collector street if the design is upgraded as defined by city ordinance.

***Please reach out to the zoning office to confirm if your property can use an exception option and if your proposed design would qualify.***

### CAN I BUILD A FENCE IN AN EASEMENT OR DRAINAGE AREA?

You need permission to put a fence in these areas. To learn if there is an easement on your property, please call the zoning office. The zoning office can help get you in touch with easement owners.

### HOW FAR DOES THE FENCE NEED TO BE FROM THE PROPERTY LINE?

In general, you can build up to the property line, but there are a few things to keep in mind. There are additional height and transparency guidelines within an intersection vision clearance area. If there is an easement along the property line, you will need permission to build within there.

Permits are issued with the understanding that you know where your property lines are located. A fence permit only grants approval to build a fence on the property identified in the application. To learn where your property lines are, please reach out to a licensed surveyor. The City does not locate property lines for you.

### WHAT IF MY NEIGHBOR'S FENCE IS ON MY PROPERTY?

Any disagreement about the location of a fence is a civil issue between you and your neighbor. The city can provide the approved site plan. A licensed surveyor can identify and mark property lines.



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# FENCE REGULATIONS AND PERMIT INFORMATION FOR RESIDENTIAL PROPERTIES



# FENCE REGULATIONS

Sioux Falls Zoning Office | City Center  
231 North Dakota Avenue | Sioux Falls, SD 57104  
[siouxfalls.gov](http://siouxfalls.gov)

## FENCE PERMIT DETAILS

A permit is needed before putting up, moving, or changing a fence. The city checks where it will be located, its height, and the materials used. This ensures safety and compliance with regulations.

*The fee for a fence permit is \$20.*

Apply for the permit online at:

[css.siouxfalls.gov](http://css.siouxfalls.gov)

or at the Zoning Office located at:

City Center

231 North Dakota Avenue

Sioux Falls, SD 57104

## HOW TO GET A PERMIT

You will need a site plan to get a permit. The site plan should show the address, adjacent street names, all existing and proposed fences on the property, and details about the type and height of the fence. The zoning office can help create one if needed.

## AFTER YOU HAVE A PERMIT

**A FINAL INSPECTION IS REQUIRED  
AFTER CONSTRUCTION IS COMPLETED.**

Call the zoning office at **605-367-8254**  
to schedule an inspection.

You need not be present at inspection.



## FENCE REGULATIONS

### HEIGHT

Maximum 4' in the front yard, 6' in the rear or side yard. Keep in mind, you might have more than one front yard.

### LOCATION

Fences over 30% solid can't be installed within a triangle formed at the corner of two intersecting streets, 30 feet along each property line from the lot corner. Fences may not be within 10' from the curb. In all cases, fences must be entirely on your own property.

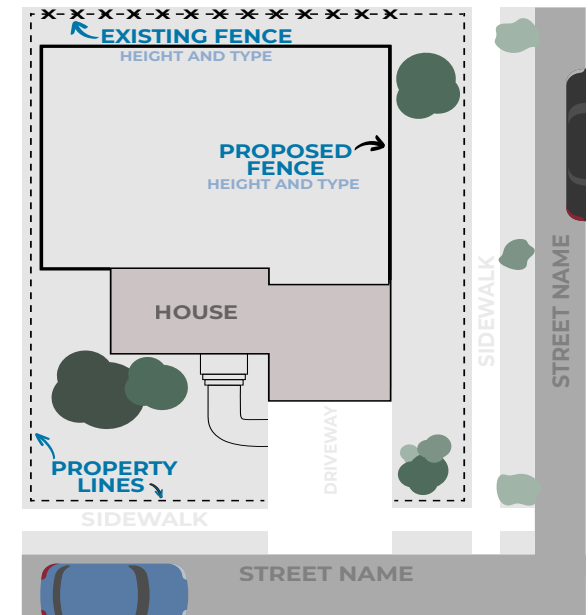
### EXCEPTIONS

In general, fences that are in a front yard are limited to 4' in height. There are exceptions available for double frontage and corner lots where one of the front yards abuts an arterial or collector street and it does not have direct access onto this street. There are never exceptions for front yards abutting a residential or private street. These are the options for a front yard that qualifies for an exception:

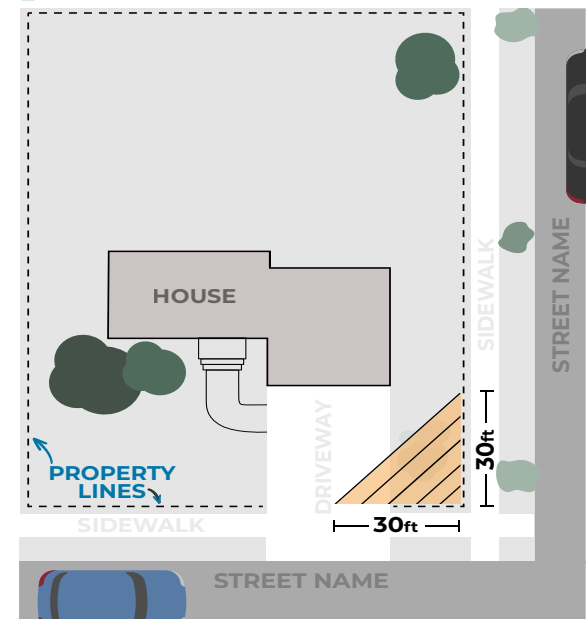
- 1) 6' fence is allowed if set back 10' from the property line abutting the arterial or collector street.
- 2) 5' fenced is allowed if set back 5' from the property line abutting the arterial or collector street.
- 3) 6' fenced is allowed on the property line abutting the arterial or collector street if it meets one of the following conditions:
  - a. Staggered: Fence is staggered so that at least 1/3 of the fence length varies by at least ten feet.
  - b. Columned: Fence includes masonry columns (16' by 16' minimum) every 24'. Extra columns are needed at corners, turning points, and where the fence ends.
  - c. Capped: Wood fence is upgraded with exposed posts, top caps, and trim boards. Vinyl fences typically meet this requirement.
  - d. Decorative Metal: Fence is made of wrought iron material.

*Please reach out to the zoning office to confirm if your property can use an exception option and if your proposed design would qualify.*

## SITE PLAN EXAMPLE



## INTERSECTION VISION CLEARANCE AREA



**PERMITS EXPIRE SIX MONTHS AFTER THE ISSUE DATE. EXTENSIONS ARE AVAILABLE BY CONTACTING THE ZONING OFFICE.**