



Lyndon Township

of Washtenaw County

Fences Regulations (Fences, Walls, Screens, Exc...)

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Fences

A constructed barrier of any non-vegetative materials which encloses or partially encloses an area or part of an area. Densely landscaped areas, such as hedges and closely spaced shrubs, bushes, or other growing plants, may be considered a fence when they have the effect or accomplish the purposes normally associated with fences.

SECTION 3.11 FENCES

Fences shall be located entirely on the property of the owner.

- A. Fences shall be located entirely on the property of the owner.
- B. Fences shall not be constructed in any public right-of-way or clear vision area
- C. Unless provided for elsewhere in this Ordinance, a fence shall not exceed a **height** of three (3) feet in any **front yard, yard with street frontage**, or any yard that abuts a waterbody and shall be made to be a minimum of twenty-five percent (25%) open.
- D. Fences located in any side yard or rear yard shall not exceed a height of seven (7) feet.
- E. On lots that abut a waterbody, a fence may extend into a yard abutting the waterbody 20% of the distance between the dwelling's rear façade or the ordinary high water mark of the waterbody, but in no way shall a fence be located within the minimum waterside setback.
- F. Fences shall consist of materials commonly used in conventional fence construction, such as wood or metal. No fence shall contain any barbed wire or electrification unless necessary for agricultural purposes. Barbed wire may be used for security purposes in a **Non-residential District**, or for the protection of public utility structures. The barbed portion of the fence shall be at least six (6) feet from the ground.
- G. On lots greater than 2 acres where animals other than house pets of the owner or occupant of the premises are kept or allowed outside, a suitable fence to keep the animals from leaving the premises at will, shall be provided and

(All Fences Require a Zoning Permit See Follow Page for Details)

regularly maintained. If these fences are in the front yard area they can be over 3 feet in height but shall be no greater than 5 feet in height and made to be a minimum of twenty five percent (25%) open.

- H. Fences lawfully erected prior to the effective date of adoption or amendment of this Ordinance that do not conform with provisions of this Section shall be considered nonconforming structures.
- I. If, because of the design or construction, one side of the fence has a more finished appearance than the other, the side of the fence with the more finished appearance shall face the exterior of the lot.
- J. Fences shall be erected in a manner to allow emergency access to the rear yard of a lot. This can be achieved by placing a gate in the fence if necessary.
- K. Fences shall be maintained in good condition. Rotten or broken components shall be replaced, repaired, or removed. As required, surfaces shall be painted, stained, or similarly treated.

Zoning Permit application requirements:

Along with the Zoning Permit Application and if you are not the property owner an affidavit signed by the property owner allowing you to pull permits on their behalf, please submit three (3) sets of plans with the information required below, CLEARLY AND LEGIBLY DRAWN. Unless substantiated to the satisfaction of the Township as not being pertinent to the application, the absence of any required item can result in the denial of your request for a Zoning Permit.

SITE PLAN (Required for all projects)

- a. North arrow, legend, and scale.
- b. All property lines and dimensions.
- c. Indicate all required setbacks.
- d. All public and private roads, street names, right-of-ways and on-site easements.
- e. Footprint of all existing and proposed buildings with new building/addition dimensions to all property lines.
- f. Existing and proposed retaining walls and fences.
- g. Existing and proposed sanitary sewers, grinder pumps, septic fields and wells.
- h. All impervious surfaces and decks.
- i. All water bodies and wet lands.
- j. A note stating that all storm-water runoff will be managed on the subject site is required on the site plan
- k. Some fences permits may require a survey if it is deemed necessary by the zoning administrator.

All fence projects where the fence is proposed within 10 feet of a property line (or right-of-way) require a staking inspection by the Lyndon Township Planning and Zoning Department. Please provide the following prior to sumital of the Zoning Permit for this inspection:

- i. Lot corners must be CLEARLY staked.
- ii. Lot lines must be marked with string for accurate lot line identification (when applicable).
- iii. Project corners must be CLEARLY staked and the building perimeter footprint marked with string.
- iv. Lot must be CLEARLY identified with a sign (i.e. "LOT 49" or "SMITH'S LOT") If an address is issued, address must be visible from the road.

Example Site Plan

