

**Section 419 Fences and Hedges**

Fences and Hedges may be erected in any district provided that they meet the requirements and restrictions below:

**A. Height Restrictions:**

**1. Maximum Heights: (in feet)**

District	Front yard	side yard*	rear yard**
R-1	8	8	8
R-2	8	8	8
RR***	8	8	8
AP***	8	8	8
RP***	8	8	8
C	8	8	8

\* On corner lots the maximum height will be determined by the ability of motorists to see clearly while approaching an intersection.

\*\* If the rear yard borders on an alley or other public thoroughfare the maximum height will be determined by the ability of motorists to see clearly while entering or driving upon said thoroughfare.

\*\*\* In districts RR, AP, and RP the maximum heights may be extended to 10 feet as determined by the Zoning Administrator. Extensions of maximum height will be determined based on fence design and purpose and the distance to neighboring properties and structures from which the fence would be located.

**2. Minimum Heights: There shall be no minimum height restrictions**

**B. Care and Maintenance:** Any person erecting a fence or hedge shall be fully responsible for the care and maintenance of said fence or hedge and shall assume full responsibility for any damage arising due to the erection or maintenance of such fence or hedge. All fences and hedges shall be constructed and maintained in a manner that preserves the aesthetics of the surrounding urban and/or natural form.

**C. Setbacks:**

1. *Front:* On lots or properties abutting a public road or highway the Right of Way Line shall be the front setback line. Fence setbacks along highway shall be consistent with MDOT setback and sighting requirements. On properties without road frontage the setback shall be the property line.

2. *Side:* On corner lots abutting streets or highways the setback shall be the Right of Way line. On all other properties the side setback will be the property line.

3. *Rear:* The rear property line or the Right of Way line if abutting an alley, street, or highway.

**D. Construction Requirements:**

- 1. Fences constructed of wood or other material must be constructed so that the finished side of each fence will face outward or away from the property upon which it is constructed.**
- 2. Use of barbed wire, razor wire, electrified materials or a single strand of material as fencing materials is prohibited except that barbed wire or electric fencing may be used in agricultural areas to enclose or prevent intrusion by animals.**
- 3. No portion of any fence or hedge may protrude onto or break the vertical plane of the boundary line of an adjacent property or public right of way.**
- 4. No fence or hedge shall be erected prior to the boundary lines of the property having been established and marked by a registered surveyor.**
- 5. Prior to construction of any fence or hedge the owner of the property to be fenced or enclosed shall obtain a permit from the Zoning Administrator. Prior to issuance of said permit the Zoning Administrator will require the applicant to submit a complete plan for the construction of the fence or hedge. Said plan will conform to the requirements and restrictions of this ordinance prior to the issuance of the permit.**
- 6. Fences constructed within 500 feet of an intersection exceeding four (4) feet in height shall require a special use permit.**

**E. Properties involved in Agricultural production are exempt from the requirements and restrictions of this section.**

# FORD RIVER TOWNSHIP

FILE NUMBER

<b>VIII. ZONING PLAN EXAMINERS NOTES</b>		<b>Phone</b>
DISTRICT	PERMIT ISSUED TO	
USE	PERMITEE'S ADDRESS	
FRONT YARD	REAR YARD	
SIDE YARD	SIDE YARD	
DATE AND YEAR PURCHASED	PURCHASED FROM	
NUMBER OF ACRES	PROPERTY DESCRIPTION	
NOTES	SECTION	

**THIS PERMIT AUTHORIZES THE USES AND STRUCTURES DESCRIBED IN THE APPLICATION SUBJECT TO THE FOLLOWING CONDITIONS AND RESTRICTIONS:**

- 1. APPLICANT RESPONSIBLE FOR MEETING ALL SETBACK REQUIREMENTS ON PERMIT - See Below.**
- 2. THIS PERMIT IS GOOD FOR ONE YEAR FROM DATE BELOW.**

<b>IX. SITE OR PLOT PLAN – For Applicant Use</b>	<b>X. Minimum setbacks and Max. Height Restrictions</b>				
	<b>District</b>	<b>Front</b>	<b>Rear</b>	<b>Side</b>	<b>Max. Ht.</b>
	R-1	30'	35*	10**	30'
	R-2	30'	35*	10**	30'
	LS/R	30'	35*	10**	30'
	RR	30'	30*	10'	30'
	AP	30'	30'	10	***
	RP	30'	30'	30'	***
	C	30'	20'	5'	30'
	PL	None	None	None	None
<p>*Detached accessory bldgs. may be located 10' from rear lot line.</p> <p>**Detached accessory bldgs. may be located 5' from side lot lines except where easements or other encumbrances exist.</p> <p>***Height may not exceed horizontal distance to any lot line.</p>					

**NOTE: IF THE PROPERTY DESCRIBED ABOVE WAS DIVIDED ILLEGALLY (AS PER LAND DIVISION ACT) THIS PERMIT IS NULL AND VOID.**

PERMIT APPROVED <input type="checkbox"/>	APPLICANT SIGNATURE	DATE OF PERMIT	FEE
PERMIT DENIED FOR REASONS <input type="checkbox"/>	AUTHORIZED SIGNATURE		