

Zoning Plan Review For Fences

Requires Zoning Permit _____

Zoning District _____

Address _____

Type of fence: Landscaping _____

Privacy _____

Non-view obscuring _____ (i.e. picket, chain link, wrought iron)

Lake Front Property:

- No fences permitted in the “required” setbacks (35’ for RU zoning district)

Canal Front Property:

- View obscuring fences not permitted in required setback (35” in RU) – Chain-link, wrought-iron, picket may be permitted – not to exceed 4’6” in height

All property

- Site plan attached showing location of proposed fence
- Privacy Fence: No part to be in the front yard required setback
- Height of fence _____
- Indicate on permit that it is the owners responsibility to assure fence is on their property
- Front yard/decorative non-confining – no chain link or obscuring (sec 1709)

Zoning approval granted

By _____

Date _____

ZONING REGULATIONS FOR FENCES

- **Zoning permit required**
- **Site Plan (Mortgage survey with placement of fence “highlighted” – is acceptable)**
- **Type and height of fence on permit application**
- **Residences of Broadbridge Subdivision must submit a letter from the Homeowners Association President**

Section 1709. Residential Yard Fences

All residential yard fences shall conform to the following requirements:

- a) Side and Rear Yard Fences. Fences constructed within a side or rear yard shall not be higher than six (6) feet, except as provided herein.
- b) Front Yard Fences. Only decorative non-confining fences (excluding chain link or opaque wooden fences) shall hereafter be located in the required front yard of a lot having frontage on a public or private street, road or highway. No fence, hedge or other landscaping located in a required yard area shall interfere with visibility from a driveway approach.

Section 1629. Waterfront Lots

- a) Waterfront lots – For those lots with frontage on Lake St. Clair, that portion of the lot fronting on Lake St. Clair, that portion of the lot fronting on the lake shall be subject to a waterfront setback. The required waterfront setback shall remain open and unobstructed. The location of fences, accessory buildings (excluding boathouses) and view-obscuring landscaped screening shall be prohibited from this area. Boat hoists, unenclosed boathouses, and docks may be permitted within this required setback, subject to compliance with the requirements of Section 1603(j).
- b) Canal Lots – For those with frontage on a canal, that portion of the lot fronting on the canal shall be considered to be a canal yard. Fences, accessory buildings, boat houses/hoist and view-obscuring landscaping may be permitted within these canal yard areas, subject to compliance with the applicable requirements contained herein.
 - (1) Accessory buildings, boathouses, boat hoists and docks.
 - (2) Landscaping, trees, shrubbery, flowers, flag poles, bird houses and similar items, provided such are not view-obscuring landscaping.
 - (3) For the protection of the public some fences must be permitted. Therefore, fences not to exceed four feet six inches (4’6”) in height, constructed in a manner as not to be view-obscuring, i.e., chain-link, cyclone, wrought-iron, may be permitted in the canal yard setback.
- c) Privacy Fences, View-obscuring Fences, or View-Obscuring Landscaping when permitted, shall not be located within the waterfront or canal yard setback.
- d) Measuring Waterfront and Canal Lot Setbacks – The required waterfront or canal yard shall be forty (40) feet for property zoned RS and thirty-five (35) feet for property zoned RU. These setback provisions may be modified where a majority of the waterfront or canal setback provisions may be modified where a majority of the waterfront or canal setbacks of lesser depth exist upon residential properties within five hundred (500) feet of the property in question. The depth of the setback thereafter placed on any waterfront or canal lot shall not be less than the average depth of such lots within five hundred (500) feet on each side and may be so reduced only if reviewed and approved by the Building Inspector in accord with the foregoing guidelines.