

Huron Charter Township

Building Department

22950 Huron River Drive

New Boston, MI 48164

(734) 753-4466 Ext 143

www.hurontownship-mi.gov

Zoning Compliance Fence Application

APPLICANT INFORMATION

Property Owner(s): _____

Address: _____

Phone: _____ Email: _____

Is this a corner lot? _____

Fence Description (height, type, location, etc.): _____

- A plan of the proposed fence/wall is required as an attachment to this application. Please show where the fence will be in relation to all buildings, structures, and property lines. Include all necessary dimensions and measurements for the fence and its relation to nearby structures and property lines.

By signing below, the applicant agrees to construct the proposed fence as described on the attached site plan and in accordance with the Township of Huron Fence Ordinance. The Township is not responsible for determining property lines, nor is the Township liable for any approved fence that is built not in accordance with the Township of Huron Fence Ordinance. Fences not constructed in accordance with the ordinance may be subject to post-construction fees, citations, and/or relocation/removal.

APPLICANT APPROVAL

Applicant Signature: _____ Date: _____

Printed Name: _____

FOR OFFICE USE ONLY

Zoning District: _____

_____ Approved

_____ Not Approved

Signature: _____

§ 530-45 Fences, walls and screens.

Except as otherwise required by this chapter, the following regulations shall apply:

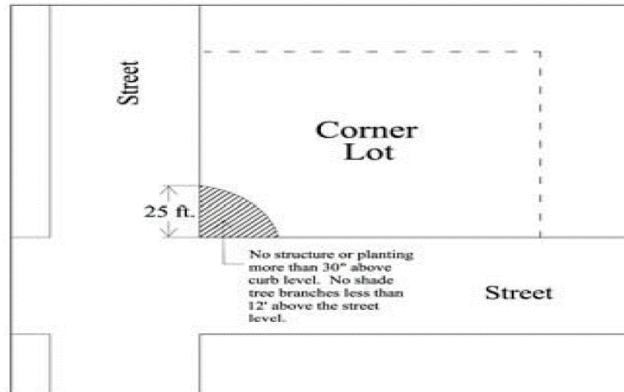
- A. All districts. Fences, walls and screens shall not to be located in any public right-of-way, clear zone (see § 530-56, Visibility at intersections) or any easement granted for the purposes of ingress or egress. These structures may be located on the property line, provided they do not interfere with underground utilities, and the applicant can provide evidence that the structure does not extend onto the adjacent property. The Zoning Administrator shall evaluate the fence type to determine which side of a six-foot privacy shall face outward with the rule being that the finished side faces the neighbor.
- B. AG District. Within the limits of the required front yard of a lot in the above district, no fence, wall, or other screening structure shall exceed four feet in height unless at least 50% of the surface area is open when viewed from the perpendicular as determined by the Zoning Administrator.
- C. Residential districts. Within the limits of the required front yard of a lot within a residential district, no fence, wall, or other screening structure shall exceed four feet in height. No such fence, wall or other screening structure located within a side or rear yard shall exceed six feet in height. Refer to Article II, Terminology, for the definition of required front, side and rear yards and setbacks.
- D. Nonresidential districts. Within the limits of the required front yard of a lot within a nonresidential district, no fence, wall, or other screening structure shall exceed four feet in height. No fence, wall, or other screening structure shall exceed 10 feet in height.
- E. The use of barbed wire, spikes, nails, or other sharp pointed instrument of any kind on top or on the sides of any fence, electric current, or charge in said fences is prohibited except in conjunction with agricultural operations and the following specific regulations (see Subsection F, below) for use in only Heavy Industrial District (I-2) outdoor storage areas. Barbed-wire cradles may also be placed on top of fences enclosing public utility buildings or wherever deemed necessary in the interests of public safety.
[Amended 6-12-2013 by Ord. No. 13-03]
- F. Electric fences. **[Added 6-12-2013 by Ord. No. 13-03]**
 - (1) The construction and use of electric fences shall be allowed only in the Heavy Industrial District (I-2) outdoor storage areas and as provided in this section, subject to the following standards.
 - (a) IEC Standard 60335-2-76: Unless otherwise specified herein, electric fences shall be constructed or installed in conformance with the specifications set forth in International Electrotechnical Commission (IEC) Standard No. 60335-2-76.
 - (b) Electrification:
 - [1] The energizer for electric fences must be driven by a commercial storage battery not to exceed 12 volts DC. The storage battery is charged primarily by a solar panel. However, the solar panel may be augmented by a commercial trickle charger.
 - [2] The electric charge produced by the fence upon contact shall not exceed energizer characteristics set forth in paragraph 22.108 and depicted in Figure 102 of IEC Standard No. 60335-2-76.
 - (c) Perimeter fence or wall. No electric fence shall be installed or used unless it is completely surrounded by a nonelectrical fence or wall that is not less than six feet.
 - (d) Location. Electric fences shall be permitted only in heavy industrial outdoor storage areas after being

reviewed by the Planning Commission. An electrical permit must be pulled.

- (e) Height. Electric fences shall have a maximum height of 10 feet.
- (f) Warning signs. Electric fences shall be clearly identified with warning signs that read: "Warning: Electric Fence" at intervals of not less than 60 feet.
- (g) Electric fences shall be governed and regulated under burglar alarm regulations and permitted as such.
- (h) It shall be unlawful for any person to install, maintain or operate an electric fence in violation of this section.
- (i) The area around electric fences shall be maintained to prevent vegetative overgrowth.
- G. On waterfront lots, fences that are located between the rear of the principal building and the shoreline shall be of an open-air type, permitting visibility through at least 80% of its area.
- H. Retaining walls shall be designed and constructed in accordance with applicable building code requirements.
- I. Fenced dog runs and/or pens shall be located no less than 20 feet from all property lines in the RR and R-1 Zoning Districts and 10 feet from all property lines in the R-2 and R-3 Zoning Districts.
- J. Open storage.
 - (1) There shall be no outdoor storage of any industrial or commercial equipment, vehicles and/or other materials, including wastes, unless otherwise provided by this chapter. Any storage shall be screened from public view from a public street and from adjoining properties by an enclosure consisting of a wall not less than the height of the equipment, vehicles and all materials to be stored, except in I-1 and I-2 Districts, and unless specifically covered in this chapter. Whenever such open storage is adjacent to a residential zone, special purpose or mobile home park in either a front, side or rear lot line relationship, whether immediately abutting or across a right-of-way from such zone, there shall be provided an obscuring masonry wall or wood fence of at least six feet in height.
 - (2) Such masonry wall or wood fence shall be repaired, maintained and kept in good condition by the owners, and where necessary, if the wall or fence is not properly maintained, money shall be put in escrow for repair and maintenance so as to not allow disrepair to continue.

YARD, FRONT

The required open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest point of the main building in which the principal use is located. **Parcels fronting on two public roadways shall be deemed to have two front yards.**



YARD, REAR

The required open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the back lot line and the nearest point of the main building in which the principal use is located.

YARD, SIDE

The required open space between a main building and the side lot line, extending from the front yard to the rear yard, the width of which is the horizontal distance from the nearest point of the side lot to the nearest point of the main building in which the principal use is located.

