



Kim Reiss  
Zoning Administrator  
(989) 695-9512

## FENCE APPLICATION

Tittabawassee Township  
145 S. Second St., P.O. Box 158  
Freeland, MI 48623-0158  
Phone:(989)695-9512

Project Information		
Project Address	Property ID Number: 29-13-3-	Zoning Dist.*
Owner Name	Contact Address	Phone
Application Fee: \$25.00		

**\*Note: Any work in Commercial or Industrial districts requires a site plan review, contact Zoning Administrator.**

Contractor Information		
Name:	Address:	
City:	State:	Zip:
Phone:	Fax:	Cell:

Type of Improvement:

**Fence:** Attach site plan showing proposed location and heights. Please refer to attached Fence Information sheet for requirements. **IF OVER 6FT A BUILDING PERMIT IS REQUIRED**

Applicant Information			
<i>Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:</i>			
Name:	Address:		
City:	State:	Zip:	Phone:
<i>I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and we agree to conform to all applicable Zoning Ordinances of Tittabawassee Township. All information submitted on this application is accurate to the best of my knowledge.</i>			
<i>I hereby grant Tittabawassee Township personnel involved with the review of this application permission for reasonable entry onto the above property for investigations specifically related to this application.</i>			
<b>Signature of Applicant:</b>		<b>Date:</b>	
<b>Email Address:</b>			

**Project cannot proceed until application is approved by township officer.**

Approvals (for office use only)		
Reviewed by:	Date:	Zoning Permit#:
--	Project complies with zoning requirements and this permit is approved.	
--	Project does not comply with zoning requirements and this permit is denied.	
Comments		

**Setback Requirements for dwelling unit/main structure**

Zoning District	Max. Building Height	Min. Front Setback	Min. Total Side Setback	Minimum Side Setback	Minimum Rear Setback	Minimum Floor Area
AG	35	40	50	25	40	1050
RI-A	35	40	50	25	40	1050
RI-A Platted Subdivision	35	35	30	15	30	1050
R-1	35	30	20	8	30	1050
R-IV	35	16	16	8	15	900
R-2	35	30	24	10	35	900
R-3	40	30	30	15	35	varies

**Setback Requirements for accessory structure**

Zoning District	Max. Building Height	Minimum Total Side Setback	Minimum Side Setback	Minimum Rear Setback	Maximum Lot Coverage	Maximum Total Accessory Building Floor Area
AG	35	35	15	30	n/a	3200 SF
R-IA	25	35	15	30	25%	3200 SF
R-IA Platted Subdivision	25	30	15	5	25%	864SF
R-1	18	15	8	5	25%	864SF
R-IV	18	6	3	5	60%	864SF
R-2	18	20	8	5	25%	864SF
R-3	18	25	8	5	40%	864SF

All accessory buildings must be at least 10' from primary structure (Michigan Fire Code) and no accessory structure is allowed in front yard or in any road or utility right of way.



## Fence, Wall and Screen Requirements

A Zoning Permit is required to install a fence in the Township.

The term fence includes all types of fences, freestanding walls, hedges and similar botanical screens

All height measurements are vertical from grade (ground level) to highest part of fence, wall or screen.

It is suggested that there be a verification of the property line involved so as not to encroach on another's property. A survey may be needed. This is the responsibility of the property owner. The Township cannot be responsible for errors in boundaries.

It is suggested that fences be installed on your property as close to the property line as feasible. If a fence is placed off the line, it may mean the possible acquisition of your property via "adverse possession."

The Saginaw County Department of Public Works maintains drains throughout the township. Some of the drains are open ditches while others a buried tile. The drains have an easement which extends 50' in each direction from the centerline of the drain. Any construction, including fences, within the drain easement requires an incursion agreement from the County DPW office.

### The following apply to all lots:

- a) Fences shall be located outside the road right of way and inside all property lines.
- b) Fences shall be constructed with finished side facing neighboring properties.
- c) Fences shall be installed so as to follow the natural grade level of the property or as close as possible to the natural grade. Natural grade shall be the mean level of the ground. Fences shall not exceed the allowed height for its location on the property.
- d) Fences shall not pose a health, traffic, or safety hazard. Barbed wire, electrified components or similar fencing that is likely to cause injury shall not be used in any residential district.
- e) All fences shall be maintained in an upright condition. Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.
- f) Fences shall **not** interfere with any public utility or easement to a utility.
- g) Fences shall **not** interfere with existing drainage or block water from access to storm drains.

**On interior lots** (street only at front of lot), fences shall not exceed three (3) feet in any front yard or six (6) feet in any side or rear yard.

**On corner lots** (streets at front of lot and at least one side of lot), fences shall not exceed three (3) feet in any front yard or six (6) feet in any rear or side yard not facing a street. In a side yard facing a street, fences shall not exceed a height of three (3) feet unless all of the following can be satisfied":

- a. Must begin at the back of the house or primary structure.
- b. Does not create a safety hazard.
- c. Houses or buildings on property adjacent to the rear of the subject parcel shall not face the same street as the street side yard in which the fence will be located.
- d. Shall not exceed a maximum of six (6) feet from grade.

**On through lots** (streets at front and rear of parcel), fences shall not exceed three (3) feet in any front yard or six (6) feet in any side or rear yard. If the rear yard faces an adjacent front yard, the maximum height of a fence in the rear yard shall be four (4) feet.