

GENERAL REQUIREMENTS FOR FENCE CONSTRUCTION

CITY OF SALINE, MI. 100 N. Harris St., Saline MI 48176-1642; Phone: 734-429-8296 ext 2223 Fax: 734-429-5280

REQUIREMENTS APPLY TO: RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL STRUCTURES CLASSIFIED AS 'FENCES' PER CITY CODE AND MICHIGAN BUILDING CODE.

APPLICATION FORM USED: ZONING COMPLIANCE PERMIT FOR MISCELLANEOUS IMPROVEMENTS

STANDARD REQUIREMENTS:

1. All fences shall be constructed entirely upon the property of the owner of the fence, unless the adjoining property owner(s) provide written consent otherwise.
2. Adjoining property owners may jointly apply for a permit to erect a fence upon a common property line.
3. Applicants for fence permits are advised to locate their property lines or obtain a property survey to determine the location of lot lines along which a fence is to be erected. The city shall not be responsible for the location of the fence with respect to property lines.
4. Fences located along or within utility easements may be subject to approval by companies with existing utilities. Applicants shall contact MISS DIG at 1-800-482-7171 at least 72 hours prior to digging post holes.
5. Fences on all lots in residential districts, which are located in a required rear or side yard, shall not exceed 6 feet in height, and shall not extend toward the street frontage(s) past the front wall of the structure or more than the required minimum front yard setback, whichever is greater.
6. On all lots in a residential district, fences which are located in the required front yard setback, or within a yard area between a street and the wall of the house facing the street, shall not exceed 36 inches in height. All front yard fences shall be ornamental in design and function and shall be setback a minimum of two feet from the adjacent property lines and shall be setback a minimum of 3 feet from the public sidewalk.
7. No fence shall obstruct the visibility of a driveway on the lot or on an adjacent parcel, unless it is a 'decorative fence' which is not higher than 30 inches in height and set back at least 2 feet from the property line (street R.O.W. line) or three feet from a sidewalk.
8. Fences on corner lots that have frontage on two public streets shall be allowed to encroach up to 40 percent into the required front yard setback under the following conditions:
 - a. The fence does not extend beyond (in front of) the front line (wall) of the house.
 - b. The fence does not negatively impact the view of adjoining properties.
 - c. The fence does not violate clear vision requirements of Section 7.04, Zoning
 - d. The fence shall be ornamental in style and construction.
 - e. The fence does not exceed 5 feet in height from the ground.
9. No fence shall obstruct visibility between the heights of 30 inches and 10 feet above the sidewalk grade within 25 feet of the intersection of two or more streets as measured from the R.O.W. line.
10. Fences require a zoning compliance permit. When applying, submit a site plan showing where the fence is to be placed on the property and the type and height of fence to be installed.

ZONING CODE REFERENCES: Section 7.03 (3) E. 2., 7.04

OTHER PERMITS:

- Properties in Condominium Associations require furnishing of an approval letter from the Homeowners Association board for the fence installation