CHARTER TOWNSHIP OF GENESEE

ORDINANCE 475, SECTION 1505

FENCES, WALLS AND HEDGES

Fences are permitted or required subject to the following:

 1. Fences on all lots of record in all residential districts which enclose property districts which enclose property and/or are within a required side or rear yard, shall not exceed six (6) feet in height, measured from surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or required minimum front yard setback whichever is greater.

 2. No wall or hedge planting shall exceed a height of three (3) feet within any residential front yard. Clear vision fences are permitted in front yards, but shall not exceed four (4) feet in height. On a corner lot or parcel, no fences, wall or planting shall be allowed except as may be permitted by the Zoning Administrator who shall be reasonably assured that such fence, wall, or planting will not interfere with traffic visibility across a corner.

 3. Fences in residential districts shall not contain barbed wire, razor wire or be charged with electricity in any fashion.

 4. Fences in commercial and industrial districts shall not exceed eight (8) feet in height measured from the surface of the ground. Provided, however, that upon application and good cause shown, the Planning Commission may authorize suitable fencing of any height the Commission determines to be reasonable under the facts and circumstances presented by the applicant.

 5. Fences in which public or institutional parks, playgrounds or public landscape areas situated within an area developed with recorded lots shall not exceed eight (8) feet in height, measured from the surface of the ground and shall not obstruct vision to an extent greater than twenty- five percent (25%) of their total area.

 6. A construction fence permit shall be secured pripr to erection, construction, replacement or substantially repairing of any fence in any zoning district, other than on property used for agricultural purposes. No permit shall be required for fences six (6) feet or lower in height.

 7. It shall be the obligation and sole responsibility of persons erecting fences in this Township

 to determine the location of property lines.

 8. Sight Zones: Within the limits of sight zones, fences and hedges shall not exceed two (2) feet in height above grade, except that such restrictions shall not apply to clear vision fences. Such sight zones shall be determined as follows:

 a. Street/Road Corners: The triangle formed by legs measured twenty five

 (25) feet on each side of a street/road corner, measured from the point of

 intersection of the right-of-way lines.

 b. The right triangles formed on each side of driveways, measured ten (10)

 feet along the property line or right-of-way line for one leg, and the outside

 edge(s) of the driveway for the other leg.

 9. Fence material shall be painted or stained with a uniform color on both sides and the finished

 side of the fence shall face out.

 10. Where a lot borders a lake or stream, fences in the waterfront yard shall not exceed three

 (3) feet in height nor otherwise unreasonably restrict views of the water from adjacent properties.

 11. The regulations set forth in this Section shall not apply to fences erected on lands in

 Agricultural districts, the primary use of which land is the operation of farm as herein defined.

GENERAL OVERVIEW:

 - Residential areas: Fences cannot exceed 6' in height and cannot extend past the front corner

 of the house (or adjacent properties in some instances)

 - Lot lines are to be determined by property owner before erecting fencing

 - Solid panel fencing: Finished side facing out towards neighbor

 - Corner lots: Have two (2) required front yard set backs

 - Fencing must be uniform in color on both sides

All fences shall be maintained in a good condition, in an upright position, and shall not constitute an unreasonable hazard or nuisance. Any fences which are not maintained, as determined by the Building Department, shall be removed or replaced (any required fence shall be replaced).

Examples of clear vision fencing appropriate for front yards:

 - Post and Rail

 - Split Rail

 - Picket

 - Wrought Iron

 - Cyclone (NO barbed wire, razor wire or electric)

 - Other types must be approved by the Charter Township of Genesee Building Department