



FENCES



GENERAL REQUIREMENTS FOR THE ERECTION OF FENCES

The following provisions are contained in Section 1717 of the Zoning Ordinance of the City of Oak Park, Michigan:

A. In all Zoning Districts the following standards apply:

1. The erection, construction or substantial rebuilding of any fence, wall or privacy screen shall be constructed within all municipal codes and shall require a building permit. Substantial rebuilding is reconstruction of more than fifty percent (50%) of the fence within a twelve (12) month period.
2. No fences shall extend toward the front of the lot farther than the front building line. Fences which serve as architectural or decorative landscaping and are not used to enclose property and/or are not placed on common lot lines, and are thirty (30) inches in height or less, may be erected within the front yard.
3. No portion of the fence shall project beyond the property line.
4. It shall be the duty of each property owner to ensure that all fences, walls and privacy screens on the property are installed and maintained plumb, with adequate support and footings, and in a safe and sightly manner, and to remove or repair any fence, wall or privacy screen that is dangerous, damaged, dilapidated, or otherwise in violation of this code.
5. Bumper stops curbing or guard posts / rails shall be provided where any fence or wall abuts a drive or parking area.

B. Residential Provisions

In addition to the standards in Subsection A above, the following provisions shall apply to residential districts:

1. No fence shall be erected in excess of four (4) feet, or less than thirty (30) inches, in height above the grade of the surrounding land. Privacy fences, which are fifty percent (50%) opaque or more, shall not exceed a height of six (6) feet. This provision does not pertain to required screening between single-family zones and other more intensive districts.

2. Only one (1) fence, which may consist of multiple fence faces mounted on a single support system, may be erected along a common lot line between two (2) lots or parcels of land. Such fence shall be permitted only upon submission of a signed agreement, in recordable form, from each adjoining property owner whose land the fence borders. (See separate publication on Fence Agreements.)
3. A fence may be erected in a side or rear yard setbacks. The fence must be designed or located so as to permit the cutting of weeds which grow between the lot line and the fence. A fence requiring routine maintenance must be set back so as to permit such routine maintenance to be done from the lot or parcel upon which located, unless a signed agreement, in recordable form, from the adjoining property owner allowing access to such lot or parcel to perform such maintenance is submitted.
4. A privacy fence shall be set back five (5) feet from a property line adjoining a public street and shall be subject to the limitations contained in Section 1701 of the Oak Park zoning ordinance.
5. Fences containing barbed wire, razor wire, spikes, nails, sharp points, or electric current or charge are prohibited; however, barbed wire in cradles may be placed on top of fences enclosing public utility facilities.

C. Commercial, Office and Institutional provisions

In addition to the standards in Subsection A above, the following provisions shall apply to commercial and office districts and institutional uses:

1. No fence shall be erected in excess of six (6) feet (unless otherwise required by this ordinance), or less than three (3) feet in height above the grade of the surrounding land.
2. Fences containing barbed wire, razor wire, spikes, nails, sharp points, or electric current or charge are prohibited; however, barbed wire in cradles may be placed on top of fences enclosing public utility facilities.

D. Industrial provisions

In addition to the above general provisions, no fence shall be erected in excess of eight (8) feet, or less than three (3) feet in height above the grade of the surrounding land in any industrial district.

