

Project Guide – Fences – {page 1}

Zoning and Design Requirements

Residential fences may be placed along a lot line to a height not exceeding six (6) feet* in height in a rear yard or along a side yard in back of the front building line. Front yards and side yards in front of the front building line in Residential Districts shall not have fences, walls, hedges, or shrubbery greater in height than three and one-half (3 ½) feet.

Additionally, on a corner lot in a Residential District, a sight triangle shall be provided such that nothing shall be erected or placed or allowed to grow in such a manner as to materially impede vision between a height of three (3) feet and ten (10) feet above the centerline grade of the intersecting streets in the area bounded by the street lines of such corner lots and a line joining points along said street lines fifty (50) feet from the point of the intersections.

1. Generally within all Zoning Districts:

- A. No fence shall be constructed in such a manner or be of such design as to be hazardous or dangerous to persons or animals by intent of its construction or by inadequate maintenance.
- B. Good side of fence shall face to the outside of the property.
- C. No solid fence shall be constructed closer to the street than the property line.
- D. All fences shall conform to the construction standards of the building code and other applicable ordinances and resolutions.
- E. All fences constructed in the City of Albion shall comply with the provisions of this Section and obtain a Building / Zoning Permit prior to construction.

****FENCE PLACEMENT & PROPERTY CORNERS MUST BE FLAGGED PRIOR TO SUBMITTAL OF BUILDING PERMIT APPLICATION**

2. Residential Districts:

- A. Allowed Materials: Fences and walls shall be made of high quality, durable materials that require low maintenance. Acceptable materials for a fence include: chain link, wood, brick, masonry block, stone, tubular steel, wrought iron, vinyl, composite/recycled materials (hardy board), or other manufactured material or combination of materials commonly used for fencing.
- B. Prohibited Materials - Fences and walls in Residential Districts shall not be made of or contain:
 - 1 Scrap materials such as scrap lumber and scrap metal.
 - 2 Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, traps, plywood or livestock fencing materials.
- C. No fence shall be constructed which will constitute a traffic hazard as identified in the site triangle of a corner lot.
- D. No fence within Residential Districts, except fences erected upon public or parochial school grounds or in public parks and in public playgrounds, shall be constructed of a height greater than six (6) feet, except for the provisions of item E, below.
- E. *All outdoor swimming pools shall be enclosed by a fence or wall at least six (6) feet, but not more than eight (8) feet in height with a gate or gates which can be securely locked.

Zoning and Design Requirements

3. Commercial or Industrial Districts:

- A. Allowed Materials: Fences and walls shall be made of high quality, durable materials that require low maintenance. Acceptable materials for fencing in commercial or industrial districts include, but are not limited to chain link, prewoven chain link with slats, wood, brick, tilt-up concrete, masonry block, stone, metal, composite/recycled materials, or other manufactured materials or combination of materials commonly used for fencing.
- B Prohibited Materials: Fences or walls in commercial or industrial districts shall not be constructed of or contain:
- 1 Scrap materials such as scrap lumber and scrap metal.
 - 2 Materials not typically used or designated/manufactured for fencing such as metal roofing panels, corrugated or sheet metal, traps, plywood or livestock fencing materials.
- C. In commercial and industrial districts, maximum height of fences shall be eight (8) feet.
- *When industry standards for certain types of businesses require fences of greater heights, the Zoning Administrator at his direction, may allow greater heights.

THIS PROJECT GUIDE IS NOT COMPREHENSIVE

IF IN DOUBT REGARDING ANY CODE/REGULATION

ASK FOR CLARIFICATION PRIOR TO CONSTRUCTION