



COMMUNITY DEVELOPMENT

Professional. Thorough. Responsive.

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RESIDENTIAL FENCE APPLICATION CHECKLIST

******* WORK MAY NOT BEGIN UNTIL PERMIT IS ISSUED*******

- ☐ Completed and signed Building Permit Application with estimated cost of construction.

PLEASE INCLUDE DESCRIPTION OF FENCE

(EXAMPLE: WOOD PRIVACY FENCE, 6' HIGH X 8' LONG PANELS)

- ☐ Site plan* which should include the following:

- Dimensions of the proposed fence
- Dimensions from front property line to proposed fence (if applicable)**
** There are required front yard setbacks for fencing – please see attached table.
- Corner Lots: Your side yard must conform to Front Yard Setbacks

* The Community Development Department shall furnish a blank Site Plan upon request.

- ☐ Application Fee – To be determined
(Please see Permit Fee Schedule on back of Building Permit Application)

When Permit is Ready

- Once the Building Permit Application has been processed and the Building Permit has been issued, the *Permit Applicant* will be notified that the Building Permit is available to be picked up.
- All Permit fees are due at the time of Permit issuance.
- Permit fees may be paid by check or cash.
- Permits that have no activity within 6 months of the issuance date may be canceled.

Inspections

Building Permits for Fencing require a *Final Inspection*. Please contact the Community Development Department 48 hours in advance to schedule the inspection.

** FRONT YARD SETBACKS FOR FENCING

ZONING DISTRICT	MINIMUM <u>FRONT</u> YARD SETBACK (PER LOT IN FEET)	-Fencing may be placed on back and side yard property lines. Corner Lots*
R-1 RURAL RESIDENTIAL	40 FT	- All Fencing must be a <u>maximum</u> of 6' in height.
R-2 SUBDIVISION RESIDENTIAL	30 FT	-Privacy fences are <u>not</u> permitted in the front yard area and some side yards.
R-3 RESIDENTIAL	25 FT	-Ornamental fences within the front yard shall <u>not</u> exceed 36 inches in height and must be 65% viewable.
R-3 A	25 FT	
R-4 APARTMENT	25 FT	
R-5 RESIDENTIAL	25 FT	

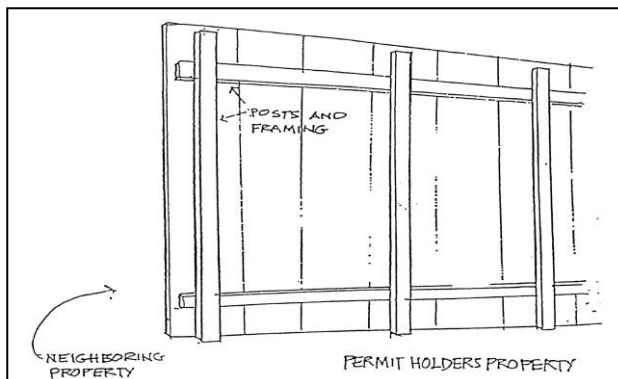


FIGURE 1.1105B

All finished fencing materials must be facing outward at neighboring properties (see diagram above).

Fences or walls in all residential districts.

1. Fences or retaining walls may be located along the property line.
2. Fences on lots in all residential districts which enclose property and/or are within a side or rear yard shall not exceed six feet in height, measured from the surface of the ground and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater.
3. Fences shall not contain barbed wire, electric current or charge of electricity.
4. Ornamental fences within the front yard shall not exceed 36 inches in height, and clear vision must be maintained on corner lots in accord with section 1.1106. Privacy fences are not permitted in the front yard area.
5. Fences which enclose public or institutional parks, playgrounds or public landscaped areas, situated within an area developed with recorded lots, shall not exceed eight feet in height, measured from the ground, and shall not obstruct vision to an extent greater than 25 percent of their total area.
6. Fence supports or devices must be on the permit holders side of the fence, with the finished side of the fence facing the adjacent property. (See Figure 1.1105B.)
7. Clear vision must be maintained on all drives, streets and sidewalks.

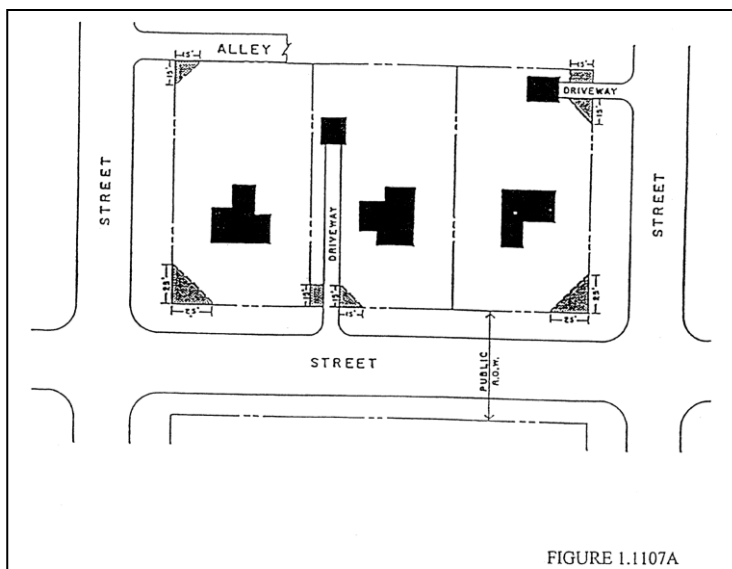


FIGURE 1.1107A

1.1107. - Corner clearance. (see figure 1.1107A)

(a) No fence, wall, shrubbery, sign or other obstruction to vision above a height of two feet from the established street grades shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of 25 feet from their point of intersection, nor shall such obstruction to vision be permitted at the intersection of any driveway or alley and a street right-of-way line within a triangular area formed at such intersection by a straight line drawn between the driveway or alley line and the street right-of-way line at a distance along each line of 15 feet from their point of intersection. In those instances where such triangular area cannot be constructed on the property in question, a 15-foot setback shall be required between the property line and the driveway or alley (See Figure 1.1107A.)

(b) Where a lot is bounded by two intersecting streets, the front yard requirements shall be met on one abutting street and one-half the front yard requirement shall be met on the other abutting street. The owner shall have the discretion to decide upon which abutting street the full

front yard requirement shall be met. ***No portion of the lot within 25 feet of the side lot line of any adjoining property may be utilized for a building or solid fence or wall over three feet in height unless the front yard requirement for the adjoining property is met within the area.** Where the rear yard abuts the side yard of an adjoining property, the side yard requirement of the adjoining lot shall be provided between any structure over three feet in height and the rear lot line.