



5371 S. Saginaw St.
Grand Blanc, MI 48507

810-424-2600

FENCE

-Permit Application- Planning and Zoning Department-

Visit www.grandblanctwpmi.gov or call 810-424-2791 for assistance.
Applicant to complete all items and provide plot plan and detailed construction drawings.

After approval and at least three business days prior to installing the fence, please contact Miss Dig by visiting www.missdig.org or by dialing 811 to place a locate request.

***** Submit complete application AND plot plan to PZ@grandblanctwpmi.gov *****

I. Project Information					
Address	City	State	Zip	Township	County
		MI		Grand Blanc	Genesee
Subdivision	Lot #	Date of Application:			

II. Applicant Information				
Applicant is:		Homeowner	Contractor	
Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:				
Name		Phone #	Email:	
Address		City	State	Zip

III. Completing Application				
Fence Permit Details (Required)				
Please provide a complete description of the work to be completed under this permit:				
Type of Fence: (Ex: Chain Link, Privacy)		Height of Fence		Lineal Feet

Plot plan required. Plan must show all dimensions and distances to lot lines, structures, underground utilities, right-of-ways, and easements. All overhead power lines within 36 feet of proposed construction must be shown. The finished side of a privacy fence must face outward.

Please note that deed restrictions or condominium rules may further restrict or prohibit fences or other structures. Please check with the homeowners' association and review the property deed or condominium rules prior to applying for this permit.

The application fee for a fence permit is \$80.00. Please allow 7-10 business days for review.
Once the application has been approved, payment may be made with cash, check or credit. www.grandblanctwpmi.gov
Payment can be made online. If using a card, a fee of 2.95% of the total bill will be added to the transaction.

III. Completing Application (Continued)

General:

Construction shall not be started until the permit has been approved and issued. Any regulated activity started prior to the applicant securing the permit will be charged an additional administrative fee at the same rate as the required permit fee, not to exceed \$100.00. This shall be paid prior to the issuance of the required permit. A Final Inspection is required. When ready for a Final Inspection, please schedule on our website at www.grandblanctwpmi.gov -> I want to -> Building Inspections. If scheduling by phone, please call 810-424-2690 and include the job location and permit number. Please note: the phone scheduling system is only for scheduling 1 day in advance.

Expiration of Permit:

A permit remains valid as long as work is progressing and inspections are requested and conducted. A permit shall become invalid if the authorized work is not commenced within six months after issuance of the permit or if the authorized work is suspended or abandoned for a period of six months after the time of commencing the work.

A permit will be cancelled when no inspections are requested and conducted within six (6) months of the date of issuance or the date of a previous inspection. Cancelled permits cannot be refunded or reinstated.

V. Applicant Affidavit

As the Licensee:

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

As the Homeowner:

I hereby certify that the work described on this permit application shall be installed by myself in my own home in which I am living or about to occupy. All work shall be installed in accordance with the building code and shall not be covered up, enclosed, or put into operation until it has been inspected and approved by the Building Inspector. I shall cooperate with the Building Inspector and I assume the responsibility to arrange for all necessary inspections.

VI. Signature of Applicant

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125.1523a, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of section 23a are subjected to civil fines.

Signature:

Date:

VII. For Office Use Only

Approval Signature	Date	Permit Fee	\$	-
		TOTAL FEES DUE	\$	-

O:>P&Z>0-1 Applications

Application for Fence Permit

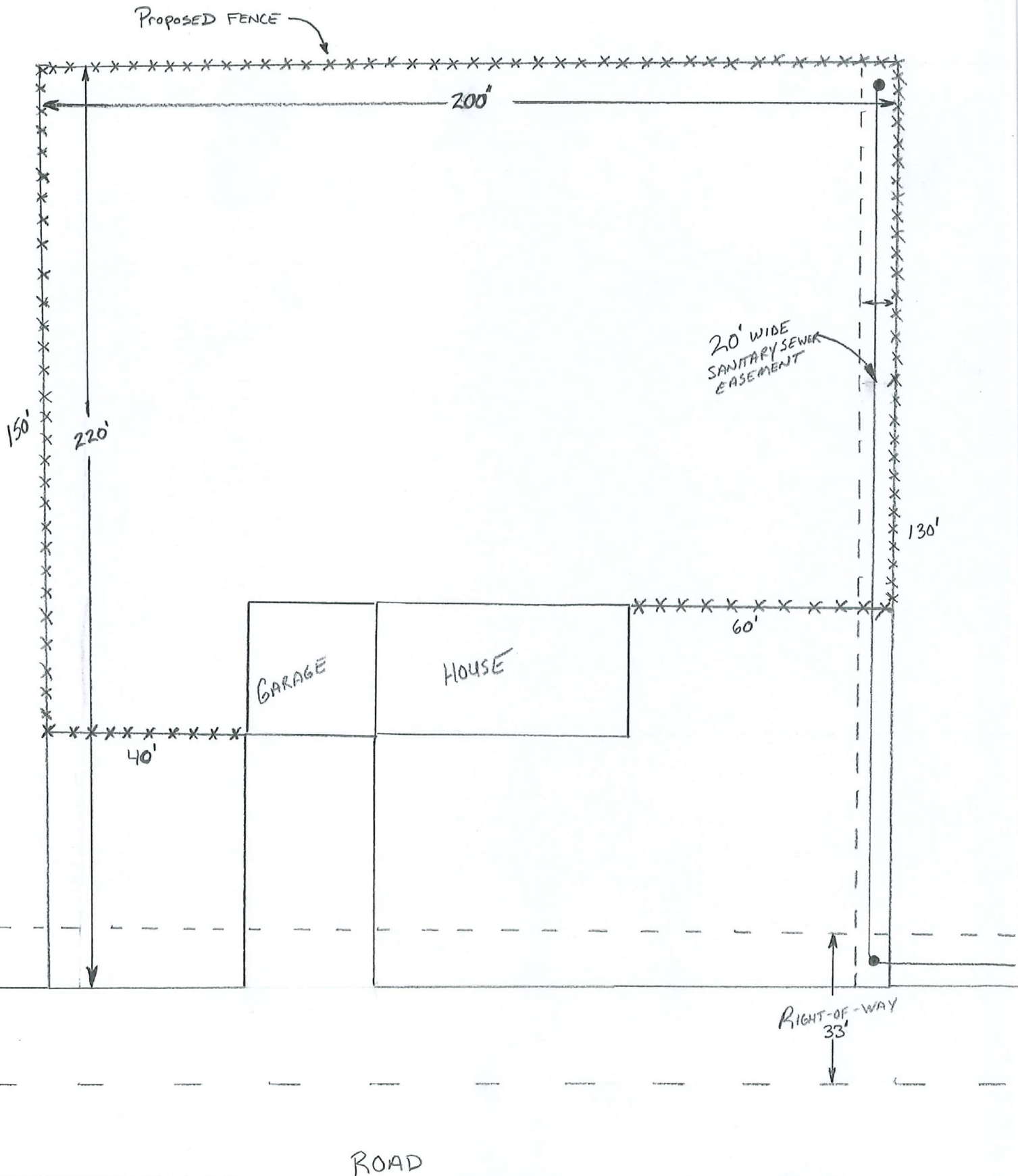
REQUIRED PLOT PLAN. Show location of fence on property.

Plot plan must show all dimensions and distances to lot lines, structures, underground utilities, right-of-ways, and easements. All overhead power lines within 36 feet of proposed construction must be shown.

A large grid of graph paper, consisting of 30 columns and 40 rows of small squares, intended for drawing a plot plan. The grid is empty and occupies the majority of the page below the instructions.

EXAMPLE PLOT PLAN

X = FENCE



- iii. Accessory buildings in all districts shall be setback at least ten (10) feet from the boundary of a wetland regulated by the Michigan Department of Natural Resources or the federal government, or any shoreline of a lake, pond, stream, or other water body (See Section 5.13).
4. Maximum coverage and size in residential districts: The combined square footage of all accessory buildings and structures, excluding swimming pools, shall occupy a maximum of twenty-five percent (25%) of a required rear yard (as defined by minimum setbacks). In addition, the cumulative square footage of all attached and detached accessory buildings on a single family residential lot (R-1 through R-4 or RE) shall be as follows:
 - A. On lots up to two (2) acres in size, the cumulative square footage shall not exceed the square footage of the residential floor area of the ground floor of the principal building, as defined in Section 2.2; and,
 - B. On lots over two (2) acres in size, the cumulative square footage of all attached and detached accessory building(s) shall not exceed two (2) times the square footage of the residential floor area of the principal building, as defined in Section 2.2. The Zoning Board of Appeals may grant an exception to the maximum size standard for accessory buildings related to farming or the raising of livestock in consideration of the size of the property, conformance with other standards, and the character of adjacent uses.
5. Maximum height: The maximum building height of any detached accessory building or structure in any Single Family (R-1 through R-4), RE, Rural Estates, Multiple Family or Manufactured Housing District shall be fourteen (14) feet, measured from the average height between the eaves and the ridge; except that the maximum height of any detached accessory building or structure utilized in a permitted farming operation shall be twenty (20) feet. (See Article 2 for the calculation of building height.) The maximum accessory building or structure height in nonresidential districts shall be based on the maximum height for principal buildings listed in the Schedule of Regulations.
6. Drainage: The placement and design of any accessory building or structure shall not have an impact on storm water runoff. The Planning and Zoning or Building Departments may require grading plans or a sketch plan to ensure compliance with this provision.
7. Permit required: Any attached or detached accessory building or structure shall require a building permit except for the following, which shall require a site permit:
 - A. Any detached accessory building or structure up to two hundred (200) square feet in a residentially zoned area.
 - B. Any accessory building or structure up to one hundred (100) square feet in a commercial or industrial zoned area.
8. Floor Systems: All detached accessory structures must have an improved floor system unless the structure is located on a parcel over ten (10) acres and is used for the raising of animals.
9. Manufactured Home Sites: See standards in 3.7 for accessory buildings, structures and uses.

5.3 ACCESSORY STRUCTURES: FENCES

Fences are permitted subject to the following regulations.

1. Permits. The erection, construction or alteration of any fence up to six (6) feet in height shall require a fence permit and shall be approved by the Building Department in compliance with the provisions of this Ordinance. The erection, construction or alteration of any fence six (6) feet in height or taller shall require a building permit and shall be approved by the Building Department in compliance with the provisions of this Ordinance and the Township Building Code.
2. Location in front yards. Fences of an ornamental nature may be located in a front yard of any lot of record up to a height of forty two (42) inches, provided that for corner lots adequate sight distance is provided as described in Section 5.7. Ornamental fences shall be of approved materials, of a design as to be non-sight obscuring and of a fence type listed below:
 - A. Post and Rail
 - B. Split Rail
 - C. Picket
 - D. Wrought Iron



- E. Other types of ornamental fences must be approved by the Grand Blanc Township Planning Commission prior to placement in a front yard area.
3. Location in other yards. A fence may be erected in any rear or side yard of a lot of record, provided the fence does not obscure sight distance for motorists on the street or exiting driveways and is setback at least twenty (20) feet from any public street right-of-way or private road easement.
 4. Location for animal enclosures. Fences to enclose animals may be erected in the front yard and along a right-of-way line provided the site has at least two hundred (200) feet of frontage and the fence is wooden rail with a maximum height of five (5) feet. Fences to enclose animals in side and rear yards shall be setback at least twenty (20) feet from any property line and a maximum five (5) feet high; except a chain link enclosure for dog(s) may be six (6) feet high if it is located in a non-required rear.
 5. Location/height in industrial districts. Fences in I-1 or I-2 Districts with a maximum height of eight (8) feet may be located in any yard except the front yard provided such fences shall be located on parcels with a principal building containing an approved industrial use, the fence is maintained in good condition and does not constitute an unreasonable hazard or nuisance.
 6. Wrought iron fence standards. Wrought iron fences may be erected in a rear or side yard on any lot of record provided the fence does not extend beyond the front building line or into the required front yard setback, whichever is greater. Wrought iron fences shall be a maximum of six (6) feet in height measured from the surrounding grade at every point along the fence line.
 7. Wood fence standards (privacy fences). Wooden fences may be erected in a rear or side yard on any lot of record provided the fence does not extend beyond the front building line or into the required front yard setback (whichever is greater). Wooden fences shall be a maximum of six (6) feet in height measured from the surrounding grade at every point along the fence line.
 8. Chain link standards. No chain link or wire fence shall hereafter be erected in any required rear or side yard area on any lot of record in excess of five (5) feet in height measured from the surrounding grade at every point along the fence line. Wire fences are strictly prohibited unless utilized in conjunction with an approved farming operation.
 9. Public fences. Fences which enclose public parks, public institutions, playgrounds or other public areas, may be a maximum eight (8) feet in height, measured from the surrounding grade at every point along the fence line. Such fence shall not obstruct vision to an extent greater than twenty-five (25) percent of the total fence area.
 10. Through lot. A through lot of record may erect a non-sight obscuring fence in the rear yard that is five (5) feet or less in height provided the fence is not placed closer to the street than the required front yard setback for the district. However, if the secondary front yard area abuts a public street, the fence may not be located closer than 50 feet from the center line of said right-of-way.
 11. Corner lot. A non-sight obscuring fence a maximum four (4) feet in height may be erected in the "secondary" front yard area or corner lot of record as determined by the Building Department provided the fence is outside of the public right-of-way and is at least fifty (50) feet from the center line of any roadway.
 12. Orientation of finished side. If a fence is only finished on one (1) side, the finished side of a fence shall face the exterior of the lot. Posts shall be placed on the interior of the fence.
 13. Restrictions on electrification. Fences shall not contain electric current or charge of electricity unless used in conjunction with a permitted farming or stable operation.
 14. Restriction on barbed wire, etc.. Barbed wire, spikes, nails or any other sharp instruments of any kind are prohibited on top of or on the sides of any fence, except for the following:
 - A. Barbed wire may be permitted for an animal enclosure in conjunction with a permitted farming or stable operation.
 - B. Barbed wire cradles may be placed on top of security fences enclosing public utility buildings or storage yards;

- C. One (1) foot of barb wire may be placed at the top of any approved security fence surrounding a rear storage yard in an industrial district if approved by the Planning Commission;
 - D. Barbed wire may be used where deemed necessary by the Planning Commission in the interests of public safety or protection of private property.
15. Maintenance. All fences shall be maintained in a good condition, in an upright position and shall not constitute an unreasonable hazard or nuisance. Any fence which is not maintained, as determined by the Building Department, shall be removed or replaced (any required fence shall be replaced).

5.4 ACCESSORY STRUCTURES: WASTE RECEPTACLES

Waste receptacles and compactors shall be designed, constructed and maintained according to the standards of this Section. Waste receptacle location and details of construction shall be shown on site plans. A change in the location or size of a waste receptacle shall require modification to the enclosure, as warranted by this Section.

1. Location. Waste receptacles shall be located in the rear yard or non-required side yard, unless otherwise approved by the Planning Commission and shall be as far as practical, and in no case be less than twenty (20) feet from any residential district and not less than fifty (50) feet away from any residential dwelling.
2. Access. Waste receptacles shall be easily accessed by refuse vehicles without potential to damage the building or automobiles parked in designated parking spaces.
3. Base design. The base for waste receptacles shall be at least ten (10) feet wide by twenty (20) feet deep, constructed of six (6) inches of 3500 P.S.I. concrete with air entrainment containing 4 x 4 inch ten (10) gauge welded wire mesh. The base shall extend ten (10) feet beyond the dumpster pad or gate to support the front axle of a refuse vehicle.
4. Enclosure.
 - A. Each waste receptacle shall have an enclosing lid or cover;
 - B. A closing gate is required if the opening of the enclosure is visible from the public street or a residential district, as determined by the Planning Commission.

The closing gate must be on supporting rollers with the appropriate screening material attached;

- C. The enclosure shall be a berm or constructed of brick or decorative concrete material with a maximum height of six (6) feet or at least one (1) foot higher than the waste receptacle and spaced at least three (3) feet from the waste receptacle. Landscaping around the waste receptacle may be required when it can be viewed from a residence or a public street;
- D. The Planning Commission may approve a wooden enclosure where intensity of use will be low, provided the lumber is treated to prevent decay or is determined by the Building Department to be durable and suitable for outdoor use. Posts shall be either 6 X 6 inch pressure treated wood or three inch (3") diameter galvanized steel posts set in concrete;
- E. Bollards or similar protective devices may be installed at the opening to prevent damage; and
- F. The Planning Commission may modify screening requirements if the waste receptacle is otherwise screened.

5.5 ACCESSORY USE PARKING

Each accessory use shall provide parking in addition to that required for the principal use, as listed in Section 5.15, Parking and Loading Standards.

5.6 BUILDING GRADES

1. Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of water to run away from the walls of the structures thereon. The balance of yard spaces shall be graded and adequate drainage provided where necessary to deflect proper drainage of surface waters from the said premises.
2. When a new building is constructed on a vacant lot between two existing buildings or adjacent to an existing building, the existing established grade on the vacant lot and on the adjoining lots shall be used in determining the grade around the new building and the yard around the new building.

