

ORDINANCE NO. 343

**AN ORDINANCE TO AMEND PORTIONS OF REDFORD
CODE OF ORDINANCES SECTION 3.30 TO ESTABLISH
REQUIREMENTS FOR PRIVACY FENCES, PET
ENCLOSURES AND CYCLONE FENCING.**

THE CHARTER TOWNSHIP OF REDFORD HEREBY ORDAINS THAT:

1. Section 3.30, B, 1, d of the Township Code of Ordinances is eliminated in its entirety and is replaced with the following language:
 - d. Except as Provided below, privacy fence shall only be located in the rear yard:
 - i. A privacy fence not exceeding four (4) feet in height may be constructed between the rear and front building lines on the side of the dwelling unit having a side-door entrance to the extent necessary to include the side door to the home within the fenced enclosure.
 - ii. ~~Except as may otherwise be provided below, A privacy fence not exceeding (4) feet in height and constructed of materials acceptable to the Township Building Department may be constructed up to and along the front building line; however, any totally obscuring fencing shall be partly concealed by living plant materials to prevent its full visibility from all horizontal lines of site emanating from abutting public streets. (See also Section 3.30, B, 1, h below.) The required landscaping may be interrupted only to provide for driveways providing vehicular access. A privacy fence not exceeding six (6) feet in height, constructed of materials acceptable to the Building Department and concealed by living plant materials as required above, may also be constructed up to the front building line on lots not less than 100 feet wide and which have obtained the consent of all neighboring property owners who share a common street along the same block frontage.~~
 - iii. A privacy fence shall be permitted on corner lots along the side street lot line not closer than one (1) foot to the edge of the sidewalk when the side street lot pattern mirrors Situation A illustrated as part of Section 19.01, (x). Such privacy fencing not exceeding a height of ~~six (6)~~ **four (4)** feet may extend into the side yard only to the extent necessary to include the side-door to the home; otherwise, privacy fencing not exceeding a height of four

ADOPTED

(4) feet on a corner lot may extend along the side street lot line up to the front building line.

- iv. In no instance shall a privacy fence be allowed in the side yard which is immediately adjacent to or which abuts a driveway on an adjoining residential lot, or which prevents or unreasonably impairs access to a side yard on an adjoining residential lot, or which prevents or unreasonably impairs access to a side yard on an adjoining residential lot, without the neighbor's consent.
- v. Fences on corner lots shall comply with the corner clearance requirements of Section 3.16, J.

A new Section 3.30, B, 1, g, is added to the Township Code of Ordinances to read:

- g. Pet enclosures shall be permitted in accordance with the requirements of Section 24.05, (3), f; however, pet enclosures shall not be located behind a garage and not closer than 15 feet to an abutting residential lot.

3. A new Section 3.30, B, 1, h, is added to the Township Code of Ordinances to read:

- h. Cyclone fencing not exceeding a height of four (4) feet may extend up to and along the front building line without restriction.

4. Repeal. All Ordinances, resolutions or orders, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, repealed.

5. Savings Clause. If any section, paragraph, clause, or provision of this Ordinance is, for any reason, held to be invalid or unconstitutional, the invalidity or unconstitutionality of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

6. Authority. The establishment of the Department of Administrative Services has been done under authority of Act No. 246 of the Public Acts of Michigan of 1945 (MCL 41.181 et. Seq.), as amended, and shall apply to all lands within the corporate limits of the Township and beyond where provided by law. It is needed to ensure the health, safety and welfare of the residents of the Township.

7. Effective Date. This Ordinance shall be immediately recorded by the Township Clerk, and shall be published once in a newspaper of general circulation in said township within ten (10) days after its passage, and shall take effect immediately upon publication.

ADOPTED

16:033 MOTION BY CHRISTIE, SUPPORTED BY McRAE, to approve the 2nd reading of Amendments to Section 3.30 (Fences) of Article III of Zoning Ordinance 152N regulating the location, height and materials of privacy fences located on residential property, specifying approved locations for pet enclosures, permitting the placement of cyclone fencing not exceeding 4 feet in height up to and along the front building line without restriction.

AYES: Johnson, Kennedy, Cavanagh, Christie, McRae, Sullivan and Kobylarz

NAYS: None

ABSENT: None

Motion carried 7 – 0.

Motion #16:033, adopted April 26, 2016.

Tracey Schultz Kobylarz, Supervisor
Charter Township of Redford

Garth Christie, Clerk
Charter Township of Redford

I hereby certify that the foregoing is a true and correct copy of a Resolution adopted by the Board of Trustees for the Charter Township of Redford, Wayne County, Michigan, held on April 26, 2016.

Garth Christie, Clerk
Charter Township of Redford

1st Reading held on: April 12, 2016
2nd Reading Notice Published on: April 17, 2016
2nd Reading held on: April 26, 2016
Adoption by Township Board on: April 26, 2016
Adoption Notice in Redford Observer on: May 5, 2016