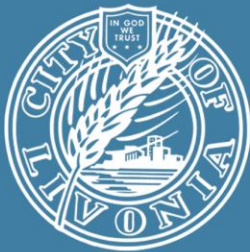




Privacy / Chain Link Fence

**The City of Livonia
Inspection Department
a Guide to Building
a Privacy / Chain
Link Fence**



**Inspection Department
33000 Civic Center Dr.
City Hall Annex
Livonia, MI 48154
(734) 466-2580**

Permits required.

A zoning permit is required to erect, re-erect, alter, relocate, or make a major repair on any fence or privacy screen upon any property within the City from the Inspection Department. The owner of the property shall be responsible for obtaining the permit unless a contractor has been hired to erect the fence or privacy screen. If a contractor has been hired to erect the fence or privacy screen, they shall be responsible for obtaining the permit. In the event of a violation either the owner of the property or the contractor or both may be responsible for the violation. Where an owner desires to make minor repairs such as painting or staining, a permit will not be required. A permit is not required for a decorative fence used as a landscape treatment or hedge providing that its sole purpose is for an ornamental effect, and that it is erected or planted, in accordance with the provisions, see “residential districts”.

Building a fence may require “Neighborhood Association” approval. The City does not become involved in matters between “Neighborhood Associations” and homeowners.

Use our online “[Request An Inspection](#)” form to schedule an inspection or call (734) 466-2802 one business day prior to the inspection date (before 4:00 pm) to schedule it. A final inspection is all that is required to approve and close permit.

Call Miss Dig - 811 - Michigan’s free & easy utility notification system before you dig.

Existing fences.

Fences presently in existence shall not be enlarged, rebuilt, repaired or replaced, without first having obtained a zoning permit from the Inspection Department. Such fences, when enlarged, rebuilt, repaired, or replaced, shall conform with all requirements to building a new fence.

Application and fee.

Any person desiring to build, repair or relocate a fence or privacy screen upon property within the city shall first apply to the inspection department for a zoning permit and shall pay a fee in accordance with the approved building permit fee schedule.

A zoning application for a fence permit shall include:

1. Plans and specifications showing the dimensions, materials, and details of erecting the fence.
2. A plot plan of the premises on which the proposed fence is to be erected, showing the property lines, the location of any buildings on the lot, and the position of the fence in relation to adjoining streets, houses, buildings, structures and driveways, and also showing the precise location of the fence posts proposed to be used with reference to the lot lines and that the posts will be located on the inside of the fence, or centered, unless otherwise specified in a written agreement between the adjoining lot owners;
3. Written consent of the adjoining property owner(s) as to the erection of a privacy fence.
4. Written agreement between the adjoining property owner(s) as to the lot line, or, alternatively, the production of a survey which shall be attached to the application and which shall show the property line; and
5. Such other information as the department may require showing full compliance with the requirements of this chapter.

A zoning permit shall be issued by the department only after it has reviewed the completed application and has determined that the proposed fence or privacy screen complies with all city ordinances.

Corner clearance.

No fence, wall, landscaping, plantings, shrubbery or other obstruction to vision above a height of thirty (30) inches from the top of curb at street level, or the established street grade(s) in the event there is no curbing, shall be permitted within the triangular area formed at the intersection of any existing or proposed street right-of-way lines by a straight line drawn between said right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection, except that shade trees would be permitted where all branches are not less than six (6) feet above the street grade.

Residential district regulations.

The construction, height and location of fences and privacy screens on lots in residential districts shall be in accordance with the provisions listed below.

A. A partition fence shall be permitted if there is only one (1) such fence separating individual properties, subject to the following regulations:

1. Fences which enclose property or are within the required side or rear yard shall not be sight-obscuring or exceed four (4) feet in height, measured from the surface of the ground, except for privacy fences.

2. No fence shall be erected in a front yard or extend toward the front of the lot nearer than the front building line of the house, or the minimum required front yard, or whichever results in the greater setback, unless permitted.

3. Fences at the rear of double frontage lots shall have a setback from the rear lot line abutting the street, equal to the minimum required front yard of the property being fenced.

4. Fences on corner lots shall not be located within the corner side yard unless all the following conditions are met:

a. The proposed fence will not, in the opinion of the police department, block any portion of the view which drivers on either of the intersecting streets would have of traffic on the other street, or any driveway, if the fence had been built at the corner side yard line;

b. That portion of the proposed fence in the corner side yard which parallels the street

i. Aligns with any corresponding fence on an adjacent property; and

ii. Does not exceed six (6) feet in height measured from the surface of the ground.

c. Installation of the proposed fence would not require the removal of existing trees; and

d. The Director of Inspection, or his designee, determines that the design of the proposed fence, including its type, height, color, and materials, fully conform to any adjoining fences, to neighborhood standards generally, and to all applicable provisions.

5. No fence shall be constructed in the side yard of a residential lot which has an adjacent or abutting driveway, without the written consent of the owner of the abutting driveway.

B. Privacy fences shall not be allowed within or abutting property in any residential district unless written consent is obtained by the person erecting the fence from the adjoining property owner(s). All privacy fences shall be erected on the lot line, subject to the same location restrictions as partition fences, except that no privacy fence shall extend toward the front of the lot nearer than the back of the house of the person erecting the fence, except that the fence may extend as far as the midpoint between the back building line and the front building line if necessary to enclose a side door. The panels of the privacy fence must be two (2) inches off the ground and shall not exceed six (6) feet, four (4) inches in height, measured from the surface of the ground to

the highest point of the fence or the supporting structure. A privacy fence must be the only fence separating individual properties.

C. Privacy screens are permitted in the rear yard only, shall not be located nearer than ten (10) feet to the rear property line, shall not extend beyond the side building line of the residence, must be a minimum of two (2) inches off the ground and shall not exceed six (6) feet, six (6) inches in height, measured from the surface of the ground to the highest point of the screening material or the supporting structure.

D. All supporting posts, cross-members and protruding bolts, screws and/or hardware of all fences and privacy screens shall be inside the lot and face toward the interior of the lot of the person erecting the fence or privacy screen, except that the supporting posts of a privacy fence may be centered with the panels of the fence (i.e., board on board or good both sides).

E. Dog runs shall be permitted in the rear yard only, shall not be closer than ten (10) feet from a side or rear lot line, shall not exceed six (6) feet in height, and shall not exceed a maximum ground area of two hundred (200) square feet.

F. No fence, hedge, or landscape material shall obstruct the vision of motorists crossing any public sidewalk or entering any street or other public way open to vehicular traffic from any adjacent driveway.

G. Hedges, shrubs, bushes or other plants may be used as border planting along a side lot line in front of the established building line provided they do not exceed thirty (30) inches in height and shall not be planted closer than eighteen (18) inches from any side lot line.

H. Landscape treatments, not to exceed thirty (30) inches in height, shall be permitted within a front yard or within a side or rear yard abutting a street, provided that they do not exceed forty (40) feet in total length, twenty (20) feet in one continuous direction, and are erected at least two (2) feet from the sidewalk. No fence or landscape treatment shall be located nearer than two (2) feet from a side lot line which is adjacent to a driveway on an abutting property. Cyclone or chain link fencing shall not be considered landscape treatment for the purpose of this section of the ordinance.

Industrial district regulations.

A. A zoning permit is required for any fence located in an industrial district up to six (6) feet in height. An approved fence over six (6) feet but not to exceed eight (8) feet will require a building permit. A suitable fence may be erected around an area zoned for industrial uses; provided, however, that no fence shall be erected in a front yard or extend toward the front of the lot nearer than the front building line or the minimum required front yard, whichever results in the greater setback.

B. Fences on corner lots shall not be located within the minimum required corner side yard of the property being fenced.

C. No fence shall be constructed whose gates or entrances may obstruct any street, alley, sidewalk or any other public passageway.

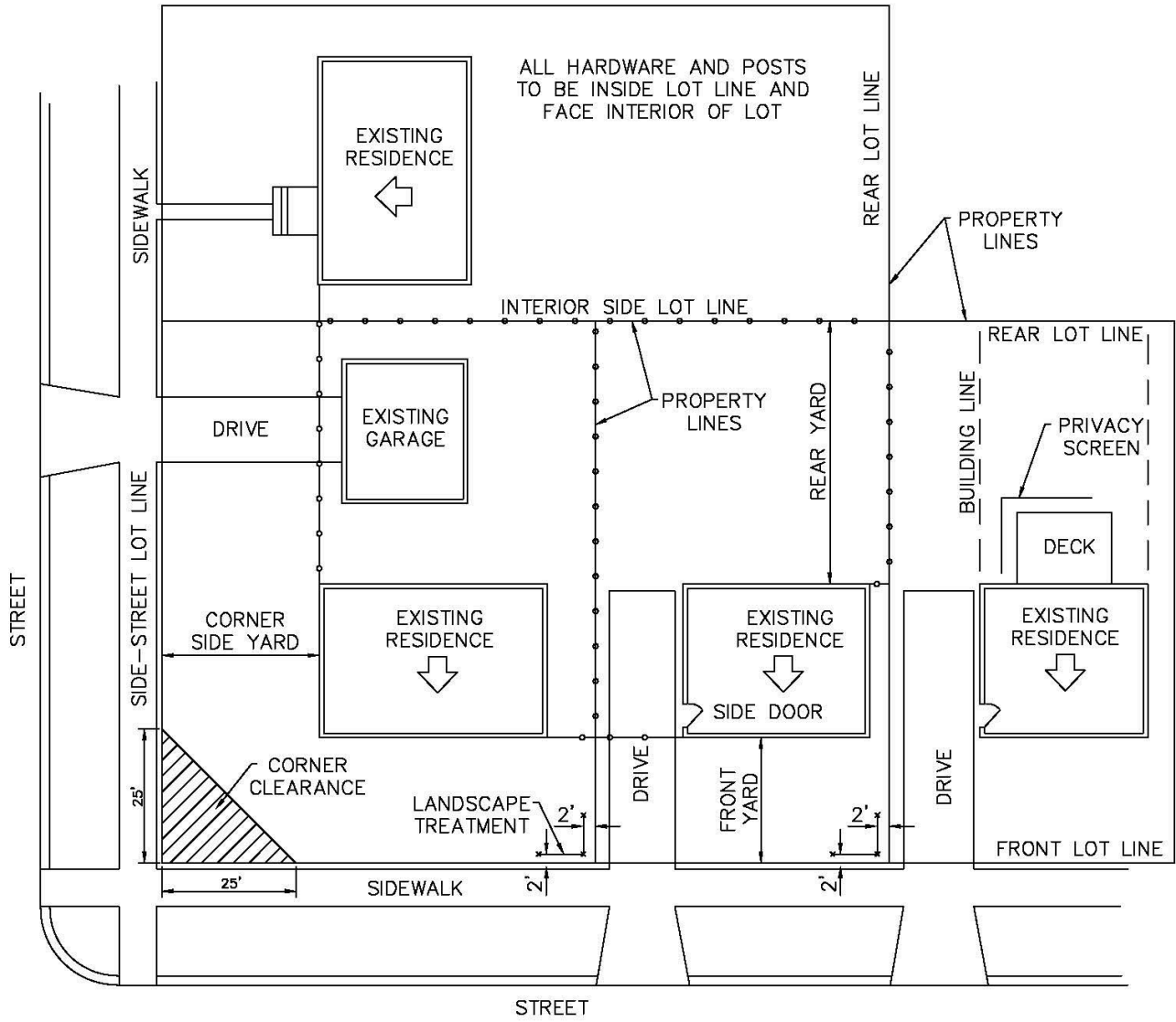
Prohibited fences.

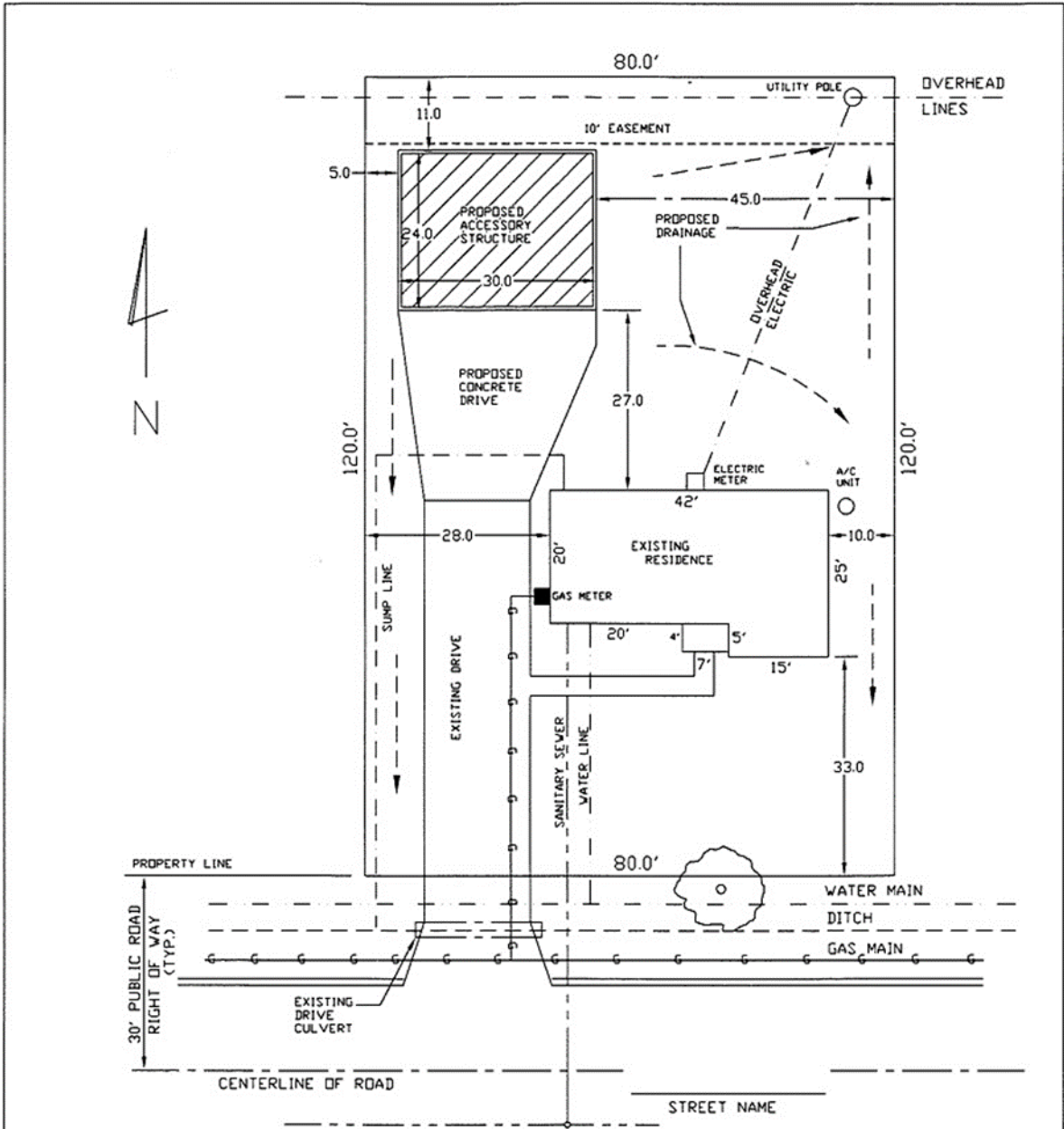
A. **Barbed Wire.** It shall be unlawful for any person or his/her lessee or agent to either construct or maintain a barbed wire fence, partially or wholly, between or abutting any residential properties, or in or along any street or in front of any public place or space; provided, however, that in the case of manufacturing plants that do not abut residential property, or public utility installations in any zoning district, stranded barbed wire may be installed on the top of fences, on arms or cradles extending inward over the private property side of the owner of the fences at least six (6) feet above the adjacent grade. No coils of barbed wire, concertina wire or razor wire is permitted in any zoning district.

B. **Sharp Projections.** It shall be unlawful for any person or his/her lessee or agent to either construct or maintain a fence with sharp or pointed tops, broken glass, affixed spikes, projecting nails or other pointed instruments of any kind or description. Gates shall not be constructed to pose a hazard to the public so that when open or partially open they project a pointed member.

C. **Electrical Fences.** It shall be unlawful for any person or his/her lessee or agent to erect, build, construct or maintain any fence charged or connected with an electrical current that would conduct the current to persons, animals or things which may come in contact with the charged fence. This provision shall not be construed to apply to below-ground electric fences.

D. **Material.** Fences shall be constructed of new material only, unless such other material shall have first been examined by the inspection department and been found to be in sound and usable condition and suitable for fencing purposes. Plastic or other type of strips intertwined in chain link or other kinds of woven wire fencing shall be prohibited, as well as fences constructed of opaque fiberglass panels.





SAMPLE PLOT PLAN

SCALE: 1"=20'

SHOW THE UTILITY LOCATIONS BOTH ABOVE AND BELOW GROUND.
 SHOW THE LOCATION OF THE ELECTRIC METER, GAS METER AND A/C UNIT.
 SHOW THE LOCATION OF THE WATER, SANITARY, AND SUMP LINES.
 IF A NEW DRIVE OR ALTERATIONS TO AN EXISTING DRIVE ARE PROPOSED,
 ALL CONSTRUCTION MUST CONFORM TO CURRENT STANDARDS.

BUILDER: XYZ CONST.	
ADDRESS XXX	PHONE XXX
OWNER: RESIDENT	
ADDRESS XXX	PHONE XXX

CITY OF LIVONIA
BUILDING INSPECTION DEPARTMENT
734-466-2580

PRIVACY and/or CHAIN LINK FENCE ACKNOWLEDGEMENT and AUTHORIZATION

CIVIC ASSOCIATION APPROVAL REQUIRED: YES: _____ NO: _____
IF YES, PROVIDE WRITTEN ASSOCIATION APPROVAL.

Date: _____

Fence Installation Address: _____ I have seen or had
explained to me, the proposal made by _____
(Name)
at _____ to erect a _____
(Address) (Description)

Chain link/Privacy (**cross out one not used**) fence separating his or her property from mine and consent to all of the following:

- The style and height of the fence.
- The location of the lot line.
- Only one (1) fence is permitted between our properties and that any existing fence will have to be removed in favor of the new fence.

_____ have the finished side facing my property.

_____ have the finished side facing the fence owner.

_____ be good on both sides.

(Please sign next to the option agreed upon and also as indicated below)

(Print Name)

(Address)

(Signature)

(Telephone number for confirmation)

- ORIGINAL MUST BE SUBMITTED FULLY SIGNED AND COMPLETED
- NO PERMIT WILL BE ISSUED WITHOUT THIS ORIGINAL COMPLETED FORM AND A SITE PLAN OF THE PROPERTY TO BE FENCED