

Fence and Hedge Regulations in Caledonia Township

What's Regulated?

- The erection or replacement of fencing with the residential zoning districts in the Township (R-1A, R-1B, R-1C, R-1D, R-M1 and R-T)
- If you are in an Agricultural (A-1 or A-2), a Business (B-1, B-2 or B-3) or a Manufacturing (M-1 or M-2) Zoning District, these rules do not apply. However, any development in an Agricultural, Business or Manufacturing Zoning District may require a site plan review, in which case there may be fencing requirements.
- How Do I Know What Zoning District My Property Is In?
 - Go to www.caledoniatwp.com and click on the "Departments" tab, then click on "Planning and Zoning", than select "Caledonia Charter Township Zoning Map (Updated October 31, 2019)" and download a pdf of the zoning map.
 - Go to www.caledoniatwp.com and click on the "Departments" tab, then click on "Assessing", than select "View Online Property Information" and search for your property by owner name or address. On the "General Property Information" screen under "Land Information" is "Zoning Code."
 - Call the Township Zoning Administrator, Doug Piggott at ROWE Professional Services Company 810-869-5110.

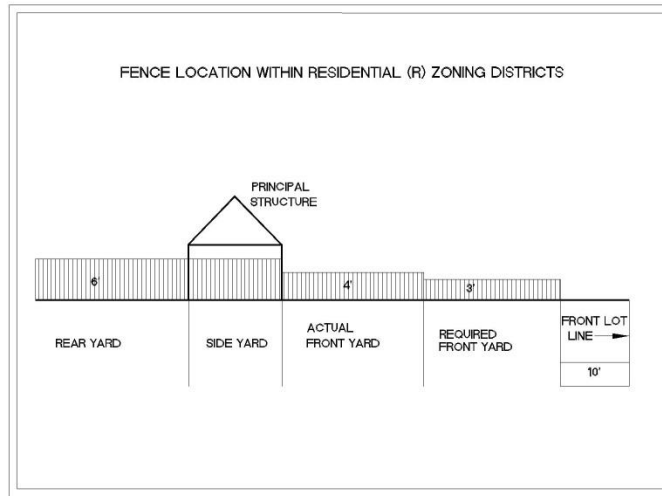
What Do I Need To Do?

- Fill out an application for a zoning permit.
- Where Do I Get an Application for Zoning Permit?
 - Go to www.caledoniatwp.com and click on the "Departments" tab, then click on "Planning and Zoning" and scroll down to "Application Forms," then select "Zoning Permit Application" to download a PDF of the application.
 - The application can be filled out digitally and signed if using a PDF reader like Adobe Acrobat or CutePDF. Alternatively, the application can be printed and physically filled out and signed.
 - Call the Township Zoning Administrator, Doug Piggott at ROWE Professional Services Company 810-869-5110.
 - Call the Township Building Inspector, Gary Palmer at 989-239-0421
- What Information Do I Need to Fill Out A Zoning Permit Application?
 - A drawing (or "plot plan") of the property showing the location of the fence, the height and style of the fence, and all of the buildings on the property (see sample attached).
 - The zoning of the property (see above).
 - Your ownership interest (Fee Simple – You own the property or are paying in a mortgage, Land Contract – You are buying the property on a Land Contract, Purchase Agreement – You currently have a purchase agreement to buy the property, Lease – You are leasing or renting the property)
 - The address of the property.
 - If you are buying the property on a land contract, have a purchase agreement or are leasing/renting the property, than the owner of the property must sign the application.

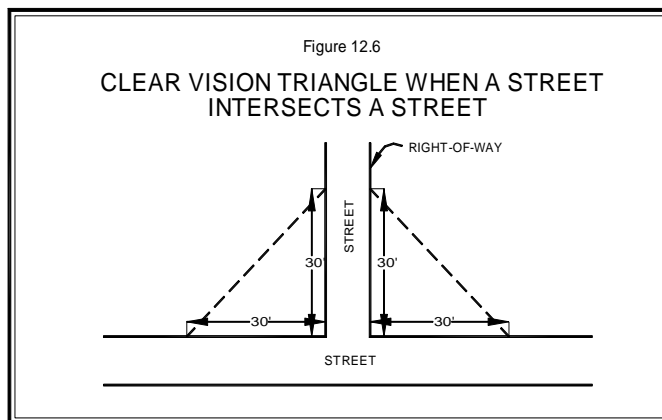
What Are The Rules For Erecting/Replacing A Fence or Hedge?

It should be noted that although a property owner does not need a permit to plant a hedge, hedges must comply with the height requirements for fences outlined below

- **Fence and Hedge Location and Height Requirements** - Fences or hedges in the side or rear yard cannot be over 6' in height. Fences or hedges in the front yard cannot be higher than 3' high unless the house is set back further than is required under the zoning ordinance (for example the house is built 50' from the front lot line but the zoning ordinance only requires 30'). In the area between the required front yard setback line and the house, the fence or hedge can be 4' high. No fencing or hedge can be within 10' of the front lot line. See illustration below.

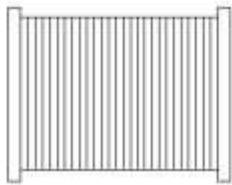
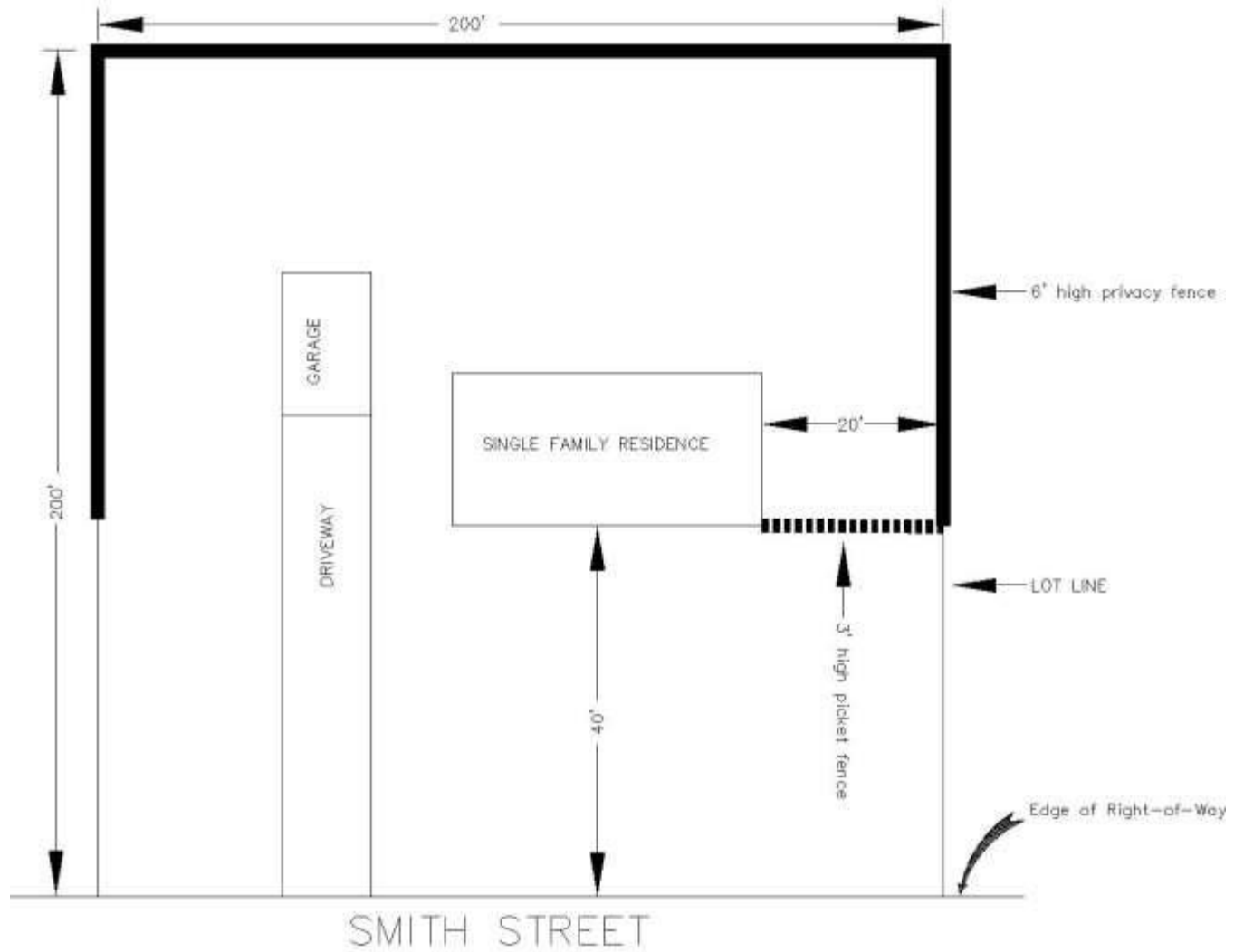


- In applying these requirements, remember two things:
 - A corner lot one of the lot lines border a street is the front yard and the other is a street side yard
 - The front lot line is always the edge of the road right-of-way, even if the property description goes to the center of the street. In determining where the front lot line is keep in mind that
 - Most street right-of-ways are 66' wide and most streets are in the center of the right-of-way, so if you measure 33' from the center of the street that is a good beginning point in determining your front lot line.
 - Almost all improvements are in the right-of-way such as public sidewalks, power poles, etc. so, if there are any on your property, they are likely in the right-of-way.
- **Clear Vision** - All fences and hedges may be on higher than 3' within a 30' clear vision triangle at street intersections, measured at the intersection of the right-of-way lines. See illustration below. There is also a 10' clear vision triangle at the intersection of driveways and road right-of-ways.

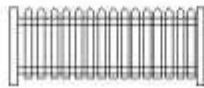


- **Prohibited Materials** - Fences or walls shall not contain barbed wire, electric current or charge of electricity (other than buried/invisible animal training fences), glass, spikes or other sharp protruding objects. Further, plastic or vinyl webbing within chain links fences is prohibited.
- **Good Side Out** - All fences shall have the finish side facing outward, away from the property on which the fence is located.

Sample Plot Plan Showing Location and Type of Fences Around Property



6' high privacy fence



3' high picket fence