

**CITY OF NORTHVILLE  
ZONING ORDINANCE  
ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE CITY OF NORTHVILLE TO ALLOW PRIVACY FENCES ALONG CERTAIN HIGHLY-TRAVELED STREETS.

**Section 1.** The City of Northville Ordains

**Chapter 58-1 “Zoning” in the Code of Ordinances of the City of Northville is hereby amended by adding the following described text revisions:**

**Section 2.** Modify the following articles (**additions are underlined, deletions are ~~struck-thru~~**).

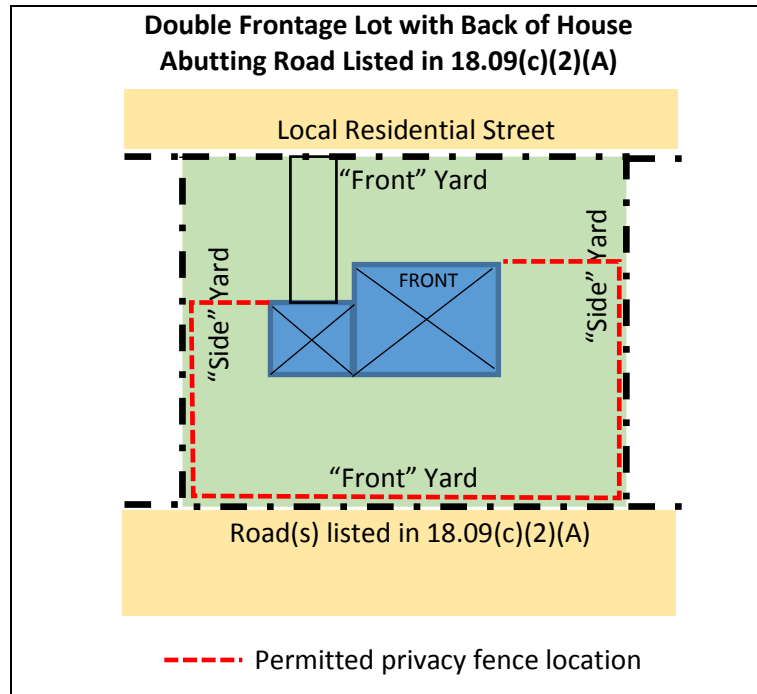
*[Modify Article 18 GENERAL PROVISIONS]*

**SECTION 18.09 FENCES (RESIDENTIAL)**

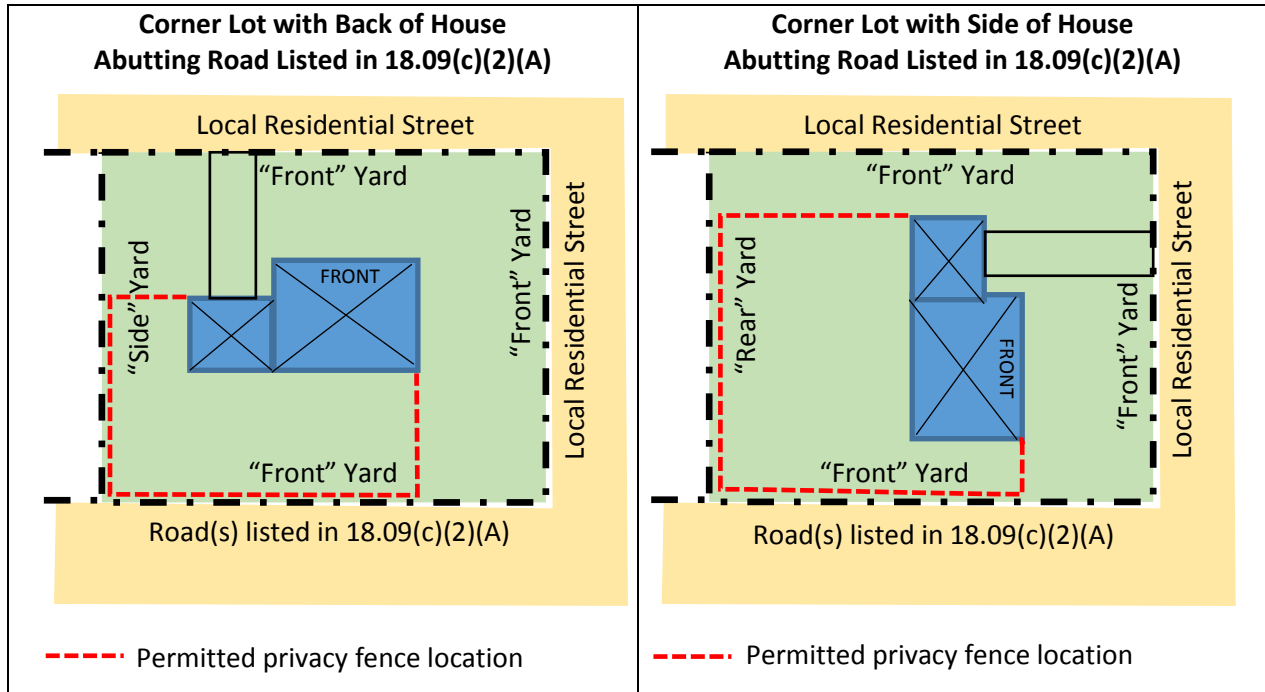
Fences are permitted, or required, subject to the following (*Rev. 8/11*):

- a. All fences shall comply with the regulations contained within this section of the Zoning Ordinance and Sections 14-291 thru 14-298 of the City Code.
- b. In all residential zoning districts, fences and walls on any side or rear yard shall not exceed six and half (6 ½) feet in height (see illustration).
- c. No partition fence, chain link fence, privacy fence or other type of constructed fence or wall may be erected ahead of the front building line or line parallel to the street which passes through the extreme front of the principal building. This shall exclude:
  1. ~~front~~ Front yard fences which are no greater than forty-eight (48) inches in height and located on recorded lots having a lot area in excess of two (2) acres and a frontage of at least two hundred (200) feet.
  2. Privacy fences, no greater than six and one half (6-1/2) feet in height on the following lots:
    - A. Double frontage lots where the yard on the back of the house abuts one of the following roads:
      - i. Eight-Mile Road
      - ii. Beck Road
      - iii. Taft Road
      - iv. Novi Road
      - v. Seven-Mile/Edward Hines Drive

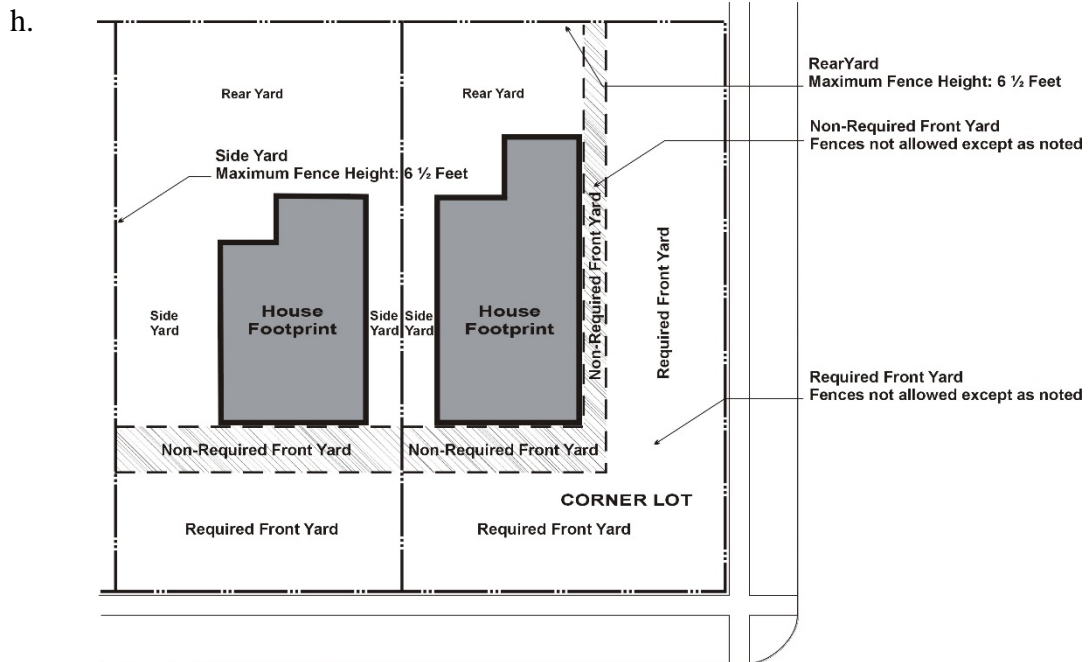
- B. Corner lots where the yard on the side or back of the house abuts one of the roads listed in “A” above.
- C. Double frontage lots with the configuration described in “A” above may erect a privacy fence, up to the maximum height permitted, between the property line along the back of the house and the extreme front of the house, as illustrated in the diagram below:



D. Corner lots with the configuration described in “B” above may erect a privacy fence, up to the maximum height permitted, between the property line along the back and street side of the house and the extreme rear of the house, as illustrated in the diagram below:



- d. All fences shall be constructed with the finished side exposed to neighboring properties, the support posts placed on the inside, and in a manner which serves to enhance the aesthetic appearance of the neighborhood or surrounding area.
- e. Posts and finials may extend no more than six (6) inches above the maximum permitted height of a fence.
- f. Fences for swimming pools shall comply with the regulations of the State Construction Code.
- g. For corner lots containing two front yards, a side and rear yard shall be designated and fencing for both front yards shall comply with the regulations of the section, except as permitted for corner lots where the yard at the back of the house abuts one of the roads listed in Section 18.09(c)(2)(A).



- i. No fence, wall or hedge shall interfere with visibility from a driveway or intersection.
- j. Fences on lots within any residential district shall not contain barbed wire. Electric current fences, or fences charged with electricity shall be prohibited in any zoning district. Underground electric pet containment fences are excluded from the regulations of this section.
- k. All fences shall comply with the requirements of the Building Code.

*(No other changes are proposed for this section.)*

**Section 3. Rights and Duties**

Rights and duties which have matured, penalties which have incurred, proceedings which have begun and prosecution for violations of law occurring before the effective date of this ordinance are not affected or abated by this ordinance.

**Section 4. Validity**

Should any section, clause or paragraph of this ordinance be declared by a Court of competent jurisdiction to be invalid, the same will not affect the validity of the ordinance as a whole or part therefore, other than the part declared invalid.

**Section 5. Ordinances Repealed**

All other ordinances inconsistent with the provisions of this ordinance are to the extent of such inconsistencies hereby repealed

**Section 6. Effective Date**

This Ordinance shall become effective on the 8<sup>th</sup> day following publication.

The foregoing ordinance amendment was adopted at the regular meeting of the City Council of the City of Northville, Oakland and Wayne Counties, Michigan, held on \_\_\_\_\_ at 7:00 p.m. at the City of Northville Municipal Building, 215 W. Main Street, Northville, Michigan, 48167.

\_\_\_\_\_  
Ken Roth, Mayor  
City of Northville

\_\_\_\_\_  
Dianne Massa, City Clerk  
City of Northville

The undersigned certifies foregoing ordinance was:

Introduced: \_\_\_\_\_  
Enacted: \_\_\_\_\_  
Published: \_\_\_\_\_  
Effective: \_\_\_\_\_

By a vote of \_\_\_\_\_

\_\_\_\_\_  
Dianne Massa, City Clerk