

FENCE REQUIREMENTS

Permit

A fence permit is required to erect a fence.

Fence Location

- A) Must be at least 2 inches away from an adjoining property line unless written authorization is obtained from the adjoining property owner to place the fence on the common property line.
- B) Must be at least 2 feet away from any sidewalk, alley, or street and 1 foot from any public right-of-way.

Fence Height

- A) Rear Yards and Non-Required Side Yards—Up to 6 feet in height. No open space required.
- B) Front Yards, Required Side Yards, and Side Yards Abutting Streets—Fences up to 36 inches must have a minimum 20% open space per lineal foot of fence. Fences greater than 36 inches to 48 inches must have 35% open space per lineal foot. Fences greater than 48 inches require Planning Board approval.
- C) Clear Vision Corners—No fence shall serve as an obstruction to vision above a height of 30 inches in clear vision corner areas such as street intersections and street/alley intersections.

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Support Posts

- A) Must be at least 2 feet into the ground and properly anchored.
- B) Must be located on the inside of the fence (towards the home) unless the fence is designed to have the posts uniformly distributed on each of the support posts.

Wind Loads

Must be designed and constructed to withstand wind and snow loads common to the city.

Material and Design

- A) Good quality material must be used. Raw or recycled materials such as pallets, broken concrete, tires, and stumps is prohibited.
- B) Must be compatible with the character of the area.
- C) Front and (street) side yard fences may have pointed tops when the fence is at least 4 feet in height.
- D) Must be installed to manufacturer's specifications that, in all instances, shall meet or exceed City Building Code Requirements.

"When purchasing a fence kit, make certain the manufacturer's installation instructions are included."

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Special Notes

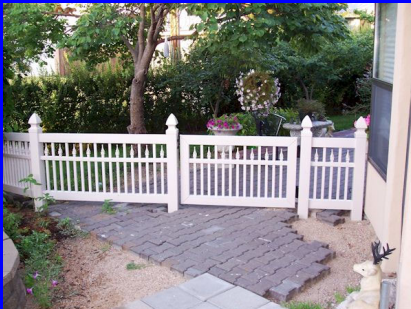
- A) Issuance of a fence permit does not authorize trespass on adjoining property for purposes of erecting a fence. Approval for such access is the responsibility of the applicant.
- B) The city may require a boundary-lot survey confirming the location of a fence.
- C) Courthouse Hill Historic District—Fences erected in the Historic District are also subject to the Historic District Design Guidelines. Fences may be subject to approval by the District Commission. Contact the Community Development Department for additional information.



- D) Construction fencing, soil erosion fencing, and snow fencing erected in winter months are not subject to permit requirements, provided, however, such fencing shall be properly installed, maintained in good condition, and shall not pose a health or safety hazard.

Frequently Asked Questions

- *May my fence contractor apply for the fence permit?* Yes, a fence contractor may apply for the permit.
- *Is a survey required?* Normally a survey is not required. However, should an adjoining property owner challenges the location of a proposed fence or where available information suggests an identified property line may not be correct the city may require the applicant to provide a boundary-lot survey prepared by a professional surveyor. Survey costs are borne by the applicant



Have questions or need additional information?
Please contact the City
Cadillac:

Community
Development
Department
permits@cadillac-mi.net
775-0181



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City of Cadillac
200 N. Lake Street
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**Do Not Forget To Call
Miss Dig!**

A Guide to the Construction of Fences in Residential Districts

