

3. Your project **must be staked prior to our inspection**, if not, a \$25.00 re-inspection fee will be added to the cost of your land use permit.
4. If you are a contractor, or you are pulling a permit on someone else's behalf, we require to have the homeowner fill out a [Letter of Authorization](#) or a copy of the contract that has been signed by both the owner and the contractor.
5. After you turn in all your paperwork, it will be processed through the appropriate departments and then our inspector will go out to do a site inspection. **(You do not need to be home for us to do our inspection)** Once an inspection has been done and the plans have been reviewed by the Zoning Administrator you will receive a call indicating that your permit is ready for pickup at the Zoning Department. The fee is \$40 for this Land Use Permit.
6. Unfortunately, ***we currently do not have an online system to pay for permit fees.***

You can either pay for your permit fees **in person**, bring 3 copies of your submittals with a check made out to "Hamburg Township" for \$40, or pay with cash or a credit (debit card). There will be a 2.8% fee for card usage.

OR- You could **postal mail** a check made out to "Hamburg Township" for \$40, mailing 1 copy of submittals to: Hamburg Township, ATTN: Planning & Zoning Dept., P.O. Box 157, Hamburg, MI 48139. We can't release your permit until your fee payment is received. We can email your stamped, approved plans and land use permit once complete.

3. When you are finished with your project, check your Land Use Permit under **"Requirements for Final Zoning Compliance"**. Any items that are checked off need to be completed before you call us for your final inspection.
4. After you have taken care of any outstanding compliance items, you should call us and request a final inspection at 810-222-1000 (ext 230).



## Fences, Walls and Screens Zoning Requirements



**Fence:** An unroofed man-made structure designed as a barrier. It may be made of wood, metal or other material. It may be ornamental or intended for or capable of: enclosing a piece of land, preventing ingress and egress, dividing, bounding or simply marking a line.

### Municode Chapter 36 (Zoning Ordinance)

#### Article VII: Section 36-227. Fences, Walls and Screens

- A. All fences, walls and other protective barriers (referred to in this section as "fences") of any nature, description located within any district of Hamburg Township shall meet all of the following regulations:
  - (1) All structures shall be located entirely on or within the lot lines of the lot upon which they are located; and shall not be located within any public road right-of-way or private road easement. Fences on any corner lot must also comply with the setback requirements of [Section 36-228](#).

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- (2) Fences shall consist of materials commonly used in conventional fence construction, such as wood or metal. Razor wire shall not be permitted. Fences, which carry electric current shall be permitted only in conjunction with the raising and keeping of horses or other domesticated animals permitted under [Section 36-187](#). Barbed wire may be permitted in industrial districts, provided that the barbed wire is at least six (6) feet above ground.
- (3) If, because of the design or construction, one side of the fence has a more finished appearance than the other, the side of the fence with the more finished appearance shall face the exterior of the lot.
- (4) A fence shall not be erected where it would prevent or unreasonably obstruct the use of adjacent property or the safe use of an existing driveway or other means of access to adjacent property.
- (5) Fences shall be erected in a manner to allow emergency access to the rear yard of a lot by placing a gate and providing sufficient space between the building line of any structure and the fence on at least one-side of the yard.
- (6) Fences shall be maintained in good condition. Rotten or broken components shall be replaced, repaired, or removed. As required, surfaces shall be painted, stained, or similarly treated.
- (7) The height of a fence shall be measured from the point at which the fence posts, pilasters or footing intersects the ground on the lowest side of the fence to the top of the fence directly above. Where a fence is built on top of a wall, the combined fence/wall height is measured from the lowest grade to the top of the fence directly above. A fence may slightly exceed the height limits due to minor variations in the underlying terrain as determined by the Zoning Administrator.

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**4 foot tall fence design, 50% open example:**



## **FENCES AND WALLS**

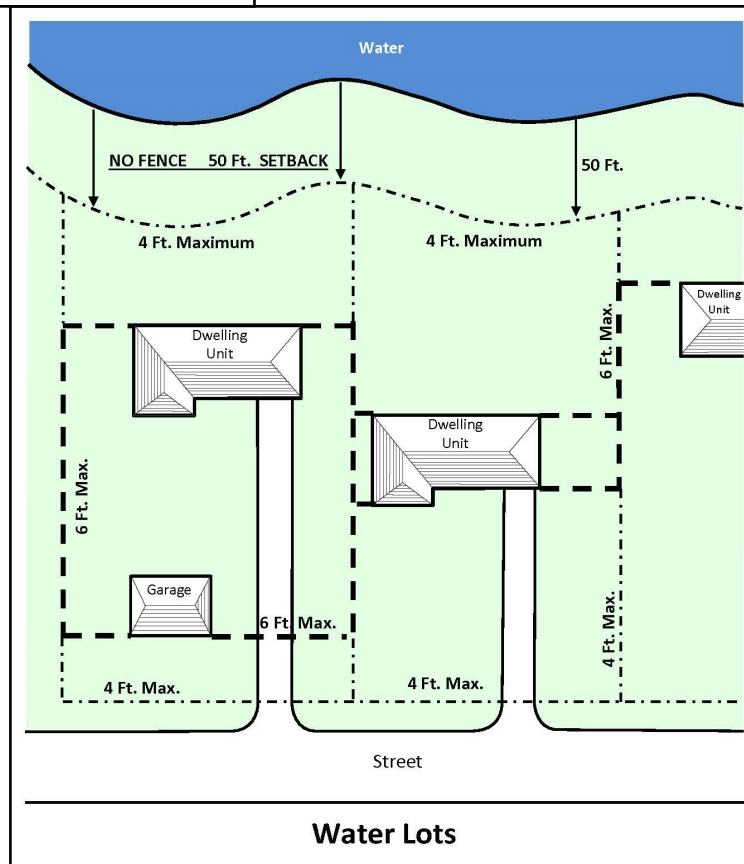
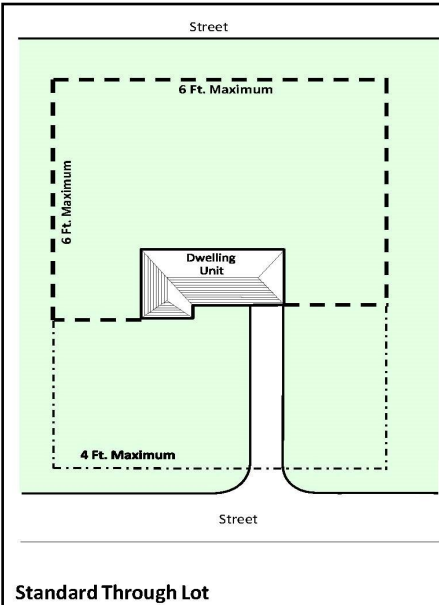
### **LAND USE PERMITTING PROCESS:**

Always start at the township first, if you go to Livingston County they will send you back to the township.

1. A COMPLETED LAND USE PERMIT [APPLICATION FORM](#)
2. Three (3) of your plot plan - showing distances from your project to the property lines; well, septic or grinder pump location, structures on the property etc. (see example site plans). *See the following examples.*
  - Lot corners must be **CLEARLY** staked.
  - Lot lines must be marked with string for accurate lot line identification (when applicable).
  - Project corners must be **CLEARLY** staked and the building perimeter footprint marked with string (when applicable).
  - Lot must be **CLEARLY** identified with an address sign visible from the roadway.

Cont'd....

**Figure 7: Through Lots**



**Figure 8: Waterfront Lots**

B. In addition to the standards of this Section, all fences, walls, or other screening structures, other than necessary retaining walls, located within a single-family residential district shall not exceed the following maximum heights described herein and graphically depicted in **Figures 1-8** below:

**Height Restrictions: 36-227**

- (1) Any fence located within the front yard may not exceed a maximum height of four (4) feet. For the purposes of the fence regulations, a corner lot shall be considered to have front yard along each of the roadways. All fences in the front yard shall be 50% open (*examples: Split Rail, Picket, or wrought iron fences*). In no case shall a fence greater than 4 feet be located in the minimum front setback for the zoning district.
- (2) Any fence located outside of a front yard may have a maximum height of six (6) feet.
- (3) The following are exceptions to subsection and subsection a of this Section:
  - a. Where lots abut a water body:
    1. No fence shall be permitted in the required lake or river setbacks in **Section 36-186** (footnote 3) other than railings as permitted under **Section 36-230: (9)**.
    2. Any fence located between the ordinary High Water Mark of the water body and the principal building shall not exceed a maximum height of four (4) feet and shall be 50% open.
  - b. No Fence shall be permitted in a wetland area but fences are permitted within the required wetland setbacks in **Section 36-293**. See figures on next pages...

**Hamburg Township**  
**Planning and Zoning Department**  
**PO BOX 157 / 10405 Merrill Road**  
**Phone: (810) 231-1000 Ext. 222**  
[planning@hamburg.mi.us](mailto:planning@hamburg.mi.us)

c. On all lots where the front yard of a subject lot abuts the side or rear yard of one or more adjoining lots, the height of the fence on the subject lot may be six (6) feet along that portion of the common property line. (See **Figure 2**)

d. Wire fences used to contain livestock and farm animals are exempt from height requirements.

e. Wire fences used around gardens or crops are exempt from height requirements if they are made to be 75% open materials such as soft meshing, and are over 5 feet from the closest property line.

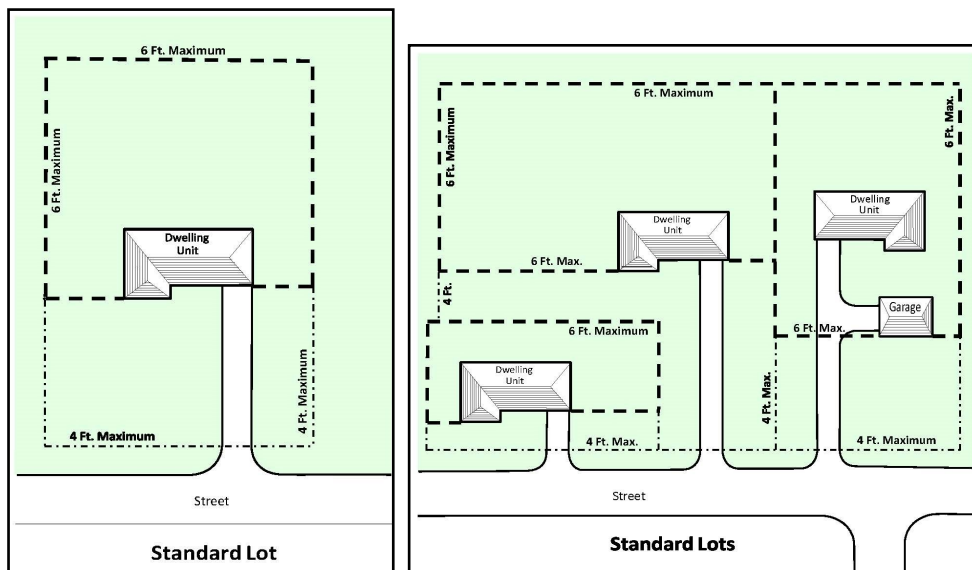
C. **Figures 1 through 8** that graphically depict fence height and locations.

### Fencing Heights, as indicated in figures below:

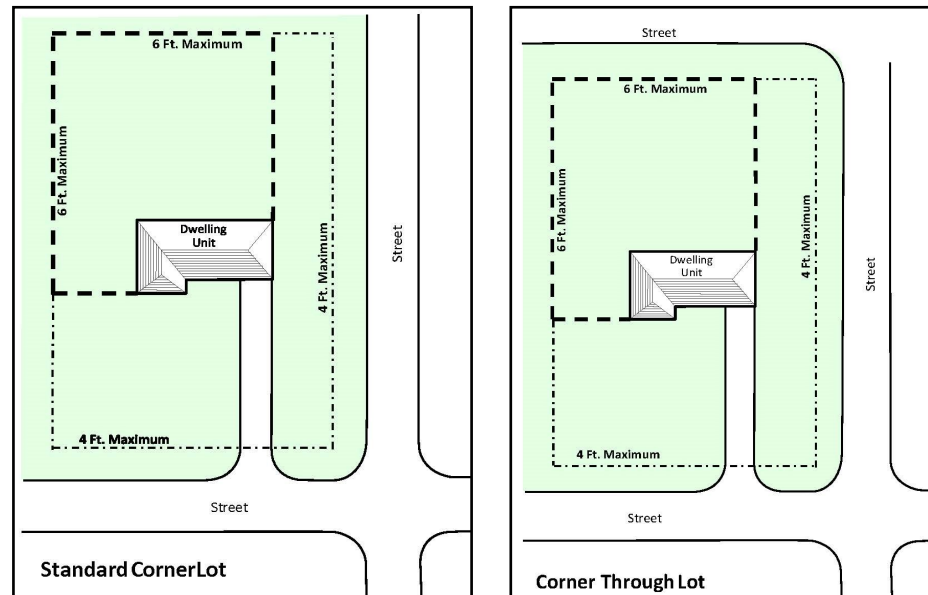
4 Ft. Maximum: - . - . - . - .

6 Ft. Maximum: - - - - -

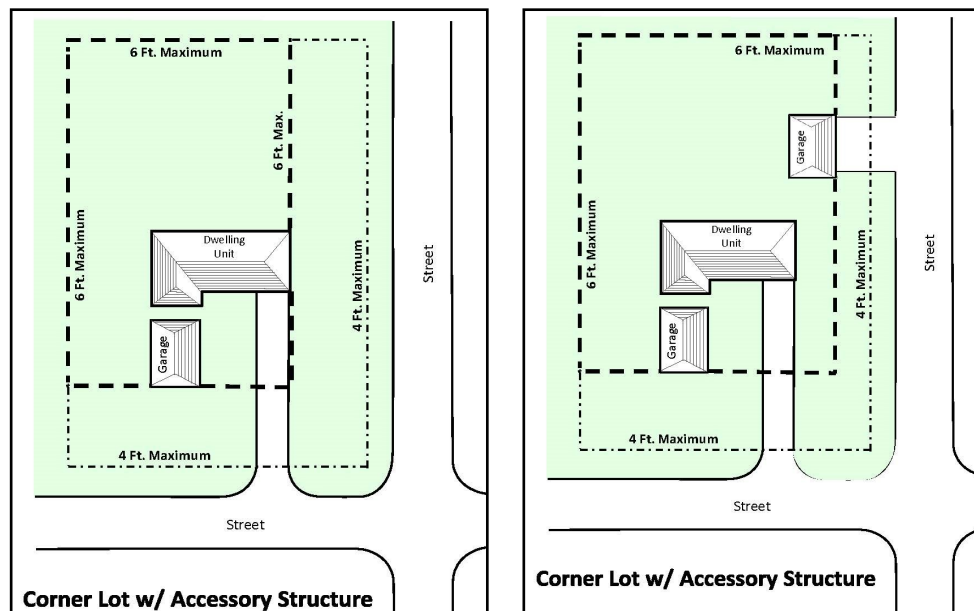
**Figure 1 & 2: Standard Lots**



**Figure 3 & 4: Corner Lots**



**Figure 5 & 6: Corner Lots, with accessory structure**



**Figures Cont'd...**