

General Provisions

exceed three (3) feet. A vestibule may not project into the required rear yard or waterfront yard.

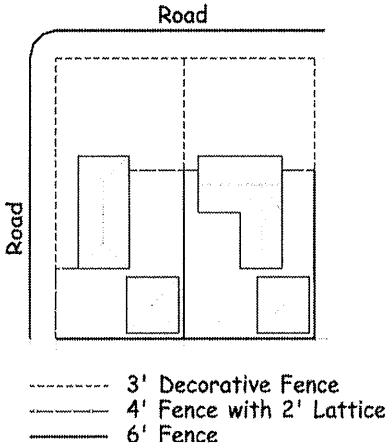
SECTION 15.12 - FENCES REGULATIONS

Fences are permitted or required subject to the following:

- (a) From the date of adoption of this ordinance, it shall be unlawful for any person, firm or corporation to construct or cause to be constructed, any permanent fence or wall on the lot line or otherwise upon any property within the City of Keego Harbor without first having obtained a permit from the City.
- (b) All fences established on or near the property lines require a registered survey or mortgage survey.
- (c) Fences in Single Family Residential Zones shall comply with the following standards:

1. Front Yard Fences:

- (a) When located within the front yard, fences shall not exceed three (3) feet in height measured from the existing grade at the fence line and may be located on the front property line provided the fence may not be located closer than ten (10) feet to the road pavement.
- (b) When located within the front yard, fences shall be of a decorative nature including picket (with a minimum of 50% open space between pickets), split rail, or wrought iron and wrought iron type fencing. Chain link and solid wood fencing is prohibited in front yards.
- (c) Fences located within the front yard are exempt from Section 15.03 - Corner Clearance provided they are a minimum of fifty percent (50%) open.



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2. Side Yard Facing Road:

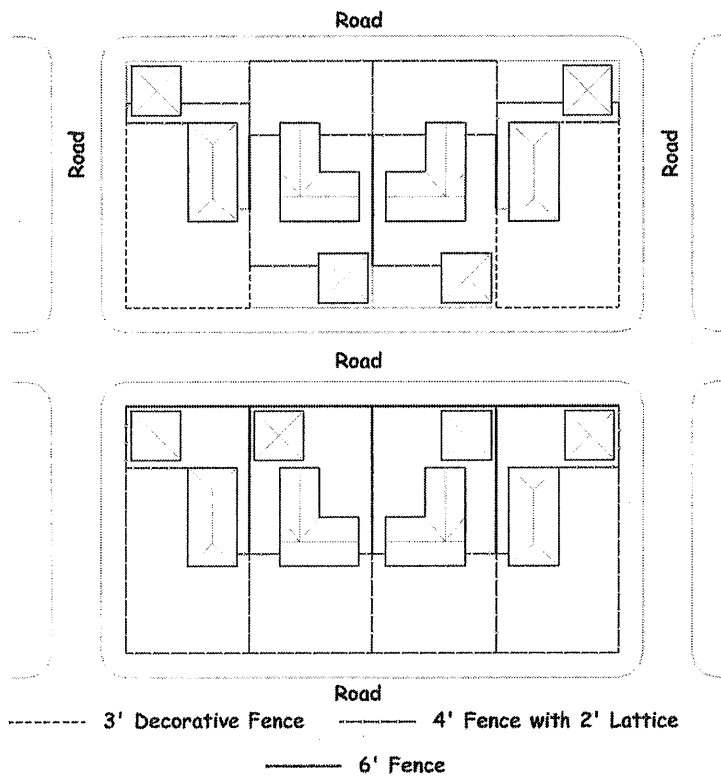
- (a) Fences located between the rear building line and the rear property line and located adjacent to a road may not exceed four (4) feet in height measured from the existing grade at the fence line with a maximum of up to two (2) additional feet of lattice for a total height of six (6) feet and must be setback a minimum of ten (10) feet from the edge of the road pavement or at the property line whichever is greater.

3. Interior Side Yard:

- (a) When located in an interior side yard between the front building line and the rear building line, fences must be setback a minimum of 5 feet from the front building line and may not exceed six (6) feet in height measured from the existing grade at the fence line.

4. Rear Yard:

- (a) If the property is not a through lot, a fence may be located on the rear property line not to exceed six (6) feet in height measured from the existing grade at the fence line.



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5. Through Lot:

- (a) When located within a rear yard on a through lot where all of the lots located on the same side of the street between two intersecting side streets are through lots, fences may not exceed six (6) feet in height measured from the existing grade at the fence line and must be setback a minimum of ten (10) feet from the edge of the road pavement or at the property line whichever is greater.
- (b) When located within a rear yard on a through lot where there are a mix of lots with front and rear yards facing the street between two intersecting side streets, fences may not exceed four (4) feet in height measured from the existing grade at the fence line, with a maximum of up to two (2) additional feet of lattice for a total of six (6) feet measured from the existing grade at the fence line and must be setback a minimum of ten (10) feet from the edge of the road pavement or at the property line whichever is greater.

6. Waterfront Yards:

- (a) Decorative fences a maximum of three (3') feet in height measured from the existing grade at the fence line are permitted in waterfront yards provided the vertical surface area is a minimum of 75 percent open to the free passage of air and light. Decorative fences must be located no closer than the water's edge at a seawall, or in the absence of a seawall, five (5) feet from the ordinary high water mark.
- (d) Fences which enclose public or institutional playgrounds shall not exceed seven (7) feet in height measured from the existing grade at the fence line, and shall not obstruct vision to an extent greater than twenty-five (25) percent of their total areas.
- (e) Fences shall be permitted in non-residential districts, provided that such fences shall not exceed six (6) feet in height measured from the existing grade at the fence line, and shall not extend toward the front of the lot farther than any portion of the main building, except where permitted for the purposes of enclosing outside storage.

Fences shall be required in non-residential zones for the enclosing of areas used for outside storage of goods, material or equipment. Such fences shall not be less than six (6) feet in height measured from the existing grade at the fence line.

Fences in non-residential districts shall not consist of barbed wire or electrically- charged wiring, provided, however, that fences which enclose storage areas may have barbed wire connected there with, if such barbed wire is more than six (6) feet above grade.

- (f) Fences shall not contain barbed wire, electric current or charge of electricity.
- (g) If, because of the design or construction, one side of a fence has a more finished appearance than the other, the side of the fence with the more finished appearance

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shall face the exterior of the lot. All wooden fence posts must be properly treated to prevent decay. Posts must be installed inside the property line, facing the interior of the lot.

- (h) Solid material shall not be permitted in chain link fences.
- (i) Maintenance. Fences and walls shall be maintained in a manner so as to prevent rust, corrosion and deterioration, so as to not become a public or private nuisance, and so as not to be dilapidated or a danger to adjoining property owners or the public. Fences shall not create an appearance of patchwork, which is indicative of a state of disrepair. The property owner is responsible for the maintenance of the fence in such a way that it will remain plumb and in good repair.
- (j) On properties with an already existing fence, the existing fence must be removed prior to installation of a new or replacement fence in the same general location.

(Ordinance 429 12/15/11, Ordinance 446 3/18/13)

SECTION 15.13 - ACCESSORY BUILDINGS

Accessory buildings, except as otherwise permitted in this Ordinance shall be subject to the following regulations:

- (a) Where the accessory building is structurally attached to a main building, except as provided in Section 15.10, it shall be subject to, and must conform to all regulations of this Ordinance applicable to main buildings.
- (b) Detached accessory buildings shall not be erected in any required yard except a rear yard.
- (c) No accessory building shall be permitted in any front yard.
- (d) Accessory buildings may occupy not more than twenty-five (25) percent of a required rear yard, plus twenty (20) percent of any non-required rear yard.
- (e) No detached accessory building shall be located closer than ten (10) feet to any main building nor shall it be located closer than three (3) feet to any side or rear lot line. In those instances where the rear lot line is coterminous with an alley right-of-way, the accessory building shall not be closer than one (1) foot to such rear lot line. In no instance shall an accessory structure be located within a dedicated easement.
- (f) No detached accessory building shall exceed fifteen (15) feet in height in any residential or commercial zone and shall be no larger than sixty-five (65) percent of the principal building.
- (g) No more than one accessory building shall be located on a single- family residential lot. This provision shall not prohibit the keeping of one small accessory structure such as a storage shed not to exceed one-hundred (100) square feet. No such structure shall be located in the front or required side open space or within permanent easement.