



CITY OF RIVERVIEW

Building & Engineering
14100 Civic Park Drive ▪ Riverview, MI 48193
Phone: (734) 281-4242 ▪ Fax: (734) 281-4247

FENCE FAQ's

PERMIT REQUIREMENTS

- ▶ Permits are required to construct new fences or replace existing fences. Fence permits ensure that fences will be properly placed on the property and maintain "clear vision" areas at street and driveway corners.
- ▶ Residents who are members of a Homeowner Association should check their bylaws before proceeding. The fence application must include the HOA board representatives signature.
- ▶ Make sure to determine exactly where your property lines are in order to avoid conflicts with you neighbors. You may have received an ALTA or a mortgage survey when you purchased the home. Call the Building Department to see if we have one on file. Have your neighbor(s) sign the agreement on the fence application.
- ▶ Submit a site plan to show the exact locations and dimensions of all property lines, existing buildings, driveways, streets and alleys, and the proposed location and heights(s) of the fence. Drawing may be done on your certified survey.
- ▶ Fences are prohibited in front yards.
- ▶ Fence permits will not be issued until approved by Riverview's Building Official.
- ▶ Unique site conditions or modifications to standards may be submitted to the planning commission for consideration. (Applicable fees are required)
- ▶ Zoning requirements for existing fences, natural barriers, fence maintenance and other fencing questions are available at www.municode.com
- ▶ See Pools and Spa Handout for specific fencing requirements of these types.

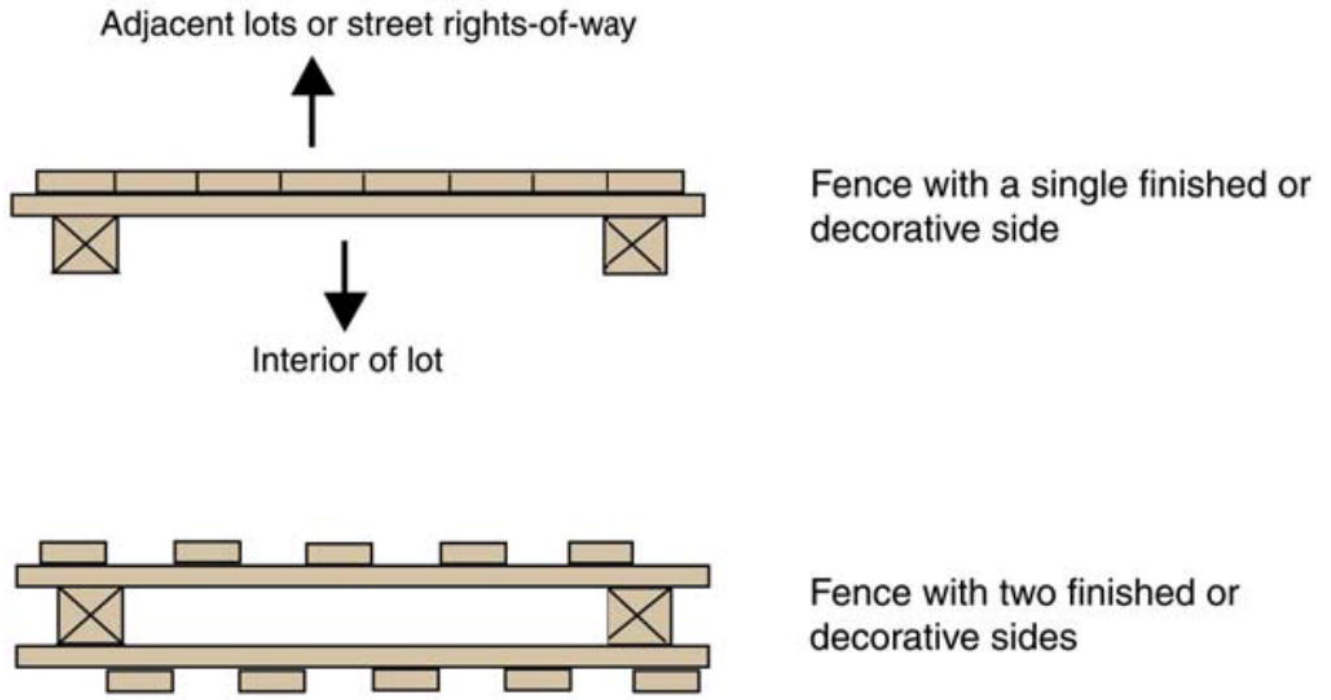
FENCE REQUIREMENTS

- ▶ The finished side of the fence must face outward toward adjacent properties and the right of way. (*See Illustration)
- ▶ Maximum fence height is 6 feet. (**See accompanying ordinance explanation)
- ▶ Fence post holes must be sunk at least 42 inches. An inspection is required at this point. To schedule, call the building department at (734) 281-4242.
- ▶ Corner clearance area must comply with the unobstructed sight distance standards of Zoning Ordinance 9.304. (***)See accompanying explanation and illustration)
- ▶ Prohibited fences include any fence with spikes, nails, concertina razor wire, barbed wire or any sharp or pointed instrument. Electrical fences are also prohibited.
- ▶ Acceptable fencing materials include durable wood, vinyl, metal or other materials commonly used in conventional fence construction. Wood fences must be redwood, cedar or No. 1 pressure-treated wood. Chain link fences shall not be permitted for screening purposes.

*** Section 15.01 General Standards for All Fences and Walls.**

C. Finished Appearance.

Where one side of a fence or wall has a more finished appearance than the other, the side with the more finished appearance shall face the exterior of the lot.



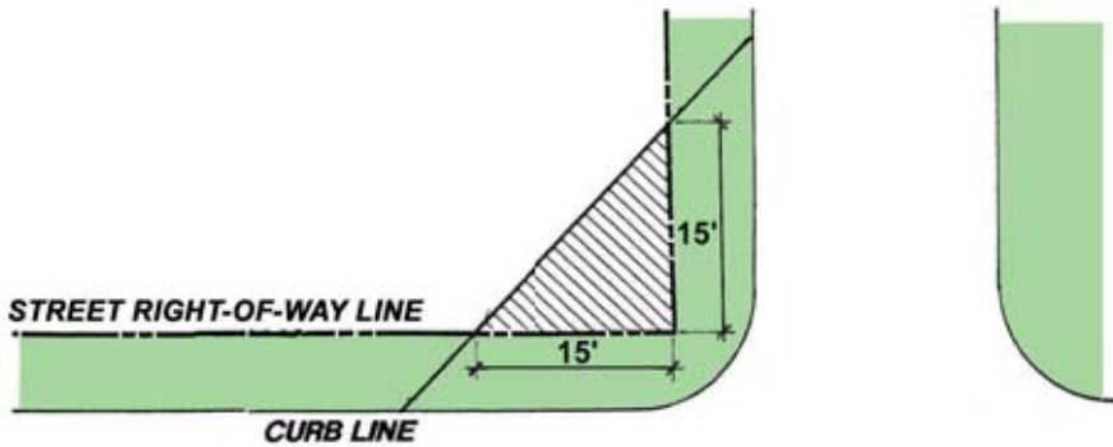
Orientation of Finished Side - Top View

****D. Wall or Fence Height and Location Standards.**

The height of the wall or fence shall be measured from ground level adjacent to the wall or fence to its highest point. Fill shall not be permitted for the purpose of achieving a higher fence than otherwise would be permitted. Where the grade is not level, the maximum fence height shall be equal to the average fence height within four (4) feet of any fence-post.

***** Section 9.304 Corner Clearance Areas.**

No structures, walls, fences, signs, landscaping or other obstructions to visibility shall be permitted between the heights of two (2) feet and six (6) feet above the existing street grade within a triangular area formed by the intersection of two street right-of-way lines connected by a diagonal across the interior of such lines at points 15 feet from the point of intersection.



PLAN

Corner Clearance Area