



# City of Novi

## Residential Fence Requirements

Per the City of Novi Zoning Code Section 5.11 (as amended through 06/04/2018)

Guidelines for installation of fences on Residential property in the City of Novi:

**NOTE:** Residential properties located on a corner lot **shall not** install any fencing beyond the front yard setback nor beyond the exterior side yard required setbacks.

- **Height:** Residential fences may up to a maximum height of **6 feet**.
- **Location:** Fences on residential lots are allowed at the rear yard and extending along side yards toward the front of the house up to the minimum front yard setback. If an existing home extends into the required front setback, fences may extend to the front of the home.
- **Setback Requirements:** Please visit the link for the Residential Fence Setback Requirements – <https://cityofnovi.org/media/zqhhe0zr/zoningordinance.pdf> (Zoning Section 5.11, pgs 5-49, 5-50)
- Fences on lots in excess of 2 acres or lots with a frontage of at least 200' within a recorded plat, must comply with the 6' maximum height requirement but may also be installed in the front yard.
- Fences must be installed **on your own property**. It is the homeowner's responsibility to determine the location of property lines and to verify that the fence being installed is within those property lines. The City of Novi does not intervene in property line disputes between adjacent homeowners or provide survey services.
- Fences shall be approved by the Subdivision Homeowner's Association (HOA) if applicable. Many HOA's have more restrictive requirements than the City of Novi, it is important that you verify the covenants and deed restrictions of your association prior to constructing any fence.
- **Materials and Uniformity:** Fences must be constructed of uniform materials, finish and color along a property line of any parcel totaling less than 150' in length. Where a fence has a finished and unfinished side, the more decorative side shall face outward toward the adjoining property or street.
- **Prohibited materials:** Materials such as scrap tires, canvas, cardboard, asphalt style shingles, chicken wire or similar fine wire mesh, corrugated metal or sheet metal are not acceptable for use in fencing. Fences cannot contain barbed wire, or electric current.
- **Swimming Pools:** All pools must be enclosed by a fence complying with the 2015 Michigan Residential Code and as found in the Swimming Pool permit handout available on the City website at [www.cityofnovi.org](http://www.cityofnovi.org) (also available from the City of Novi Community Development Department).
- **Lots Having Water Frontage:** Fences are allowed within the front yard of water front lots provided that the fence is not higher than 4' and that the fence materials will not obstruct the view of the lake. Hedge row fences shall not be permitted on lots having water frontage from the front of the house to the lake.
- **Maintenance:** All fences shall be maintained in good condition, free of significant corrosion, peeling paint or finish and other damage or deterioration.
- **Abutting an Existing Fence:** New fence installations where the new fence abuts an existing fence shall be installed in such a manner so as to allow the property owner with the new fence to maintain any vegetation which may grow between the two fences. It shall be the responsibility of the owner of the new fence to maintain/control the vegetation between the two fences.

For additional information or questions please contact the Code Compliance Department at **(248)735-5678** or see the City of Novi website at [www.cityofnovi.org](http://www.cityofnovi.org)

## 5.11 FENCES (RESIDENTIAL AND NONRESIDENTIAL)

1. Fences (residential) are subject to the following requirements:
  - A. Fences on all lots of record in all residential districts, and acreage parcels not within a recorded plat, which enclose property and/or are within a required side yard:
    - i. Shall not exceed six (6) feet in height,
    - ii. Shall not extend toward the front of the lot nearer than the minimum front yard setback distance, unless an existing house already extends into the minimum front yard, in which case the fence may extend to the front of the house. The requirements of this subpart shall not apply to decorative fencing (i.e. split rail), of no more than twenty (20) feet in length or four (4) feet in height when erected as part of an approved landscaping plan. In addition, the requirements of the subpart shall not prohibit fences in the front of lots having water frontage where said fences are placed on or within lot property lines, are no higher than four (4) feet and are constructed of materials that will not obstruct the view of the lake. Hedge rows shall not be permitted on a lot having water frontage from the front of the house to the lake.
  - B. The restrictions of subpart A.ii, above, shall not apply to residential fences on:
    - i. Lots in excess of two (2) acres within a recorded plat.
    - ii. Lots with a frontage of at least two-hundred (200) feet within a recorded plat.
  - C. Fences shall be constructed of comparable materials on both the front and back sides of the fence.
  - D. Fences on lots of record shall not contain barbed wire, electric current or charge of electricity.
  - E. Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, situated within an area developed with recorded lots shall not exceed eight (8) feet in height, measured from the surface of the ground, and shall not obstruct vision to an extent greater than twenty-five (25) percent of their total

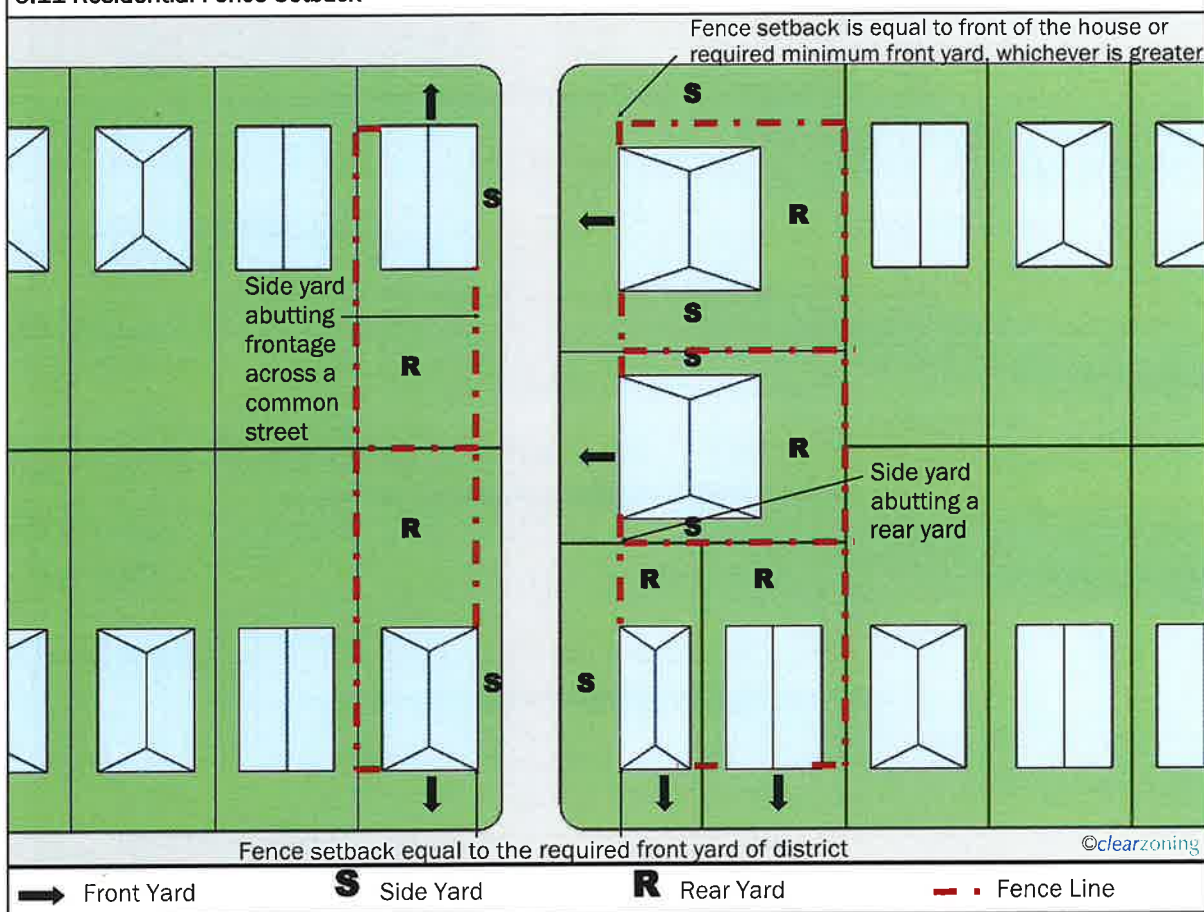
area except that nothing in this subpart shall prevent the erection of fencing for tennis courts, backstops or the like.

- F. Nothing in this Section shall be interpreted to supersede the applicable requirements of **Section 5.5**.
2. Fences (non-residential) shall be permitted in nonresidential districts provided:
  - A. No fence shall extend into a front or exterior side yard.
  - B. No fence shall exceed eight (8) feet in height, except barbed wire placed along the top of a fence may project beyond the maximum height limitation of the fence, but no fence, including barbed wire, shall exceed an overall height of eleven (11) feet.
  - C. No fence shall carry electrical current or charge of electricity.
  - D. Nothing in this Section shall be interpreted to supersede the applicable requirements of **Section 5.5**.
3. General regulations applicable to residential and non-residential fences
  - A. Prohibited Materials. No fence shall be composed of scrap material, tires, canvas, cardboard, asphalt style shingles, chicken wire or similar fine wire mesh, corrugated metal or sheet metal. Fine wire fencing may be attached to the interior of, or made a part of any wooden, stone, brick, wrought-iron, or other such non-wire type fencing, where the other type fencing would not provide an adequate barrier to contain pets or animals. When so applied, the wire shall be vinyl coated or painted in a standard dark brown, dark green or black color. When used under these conditions, it shall not be considered a wire fence.
  - B. Maintenance. All fences shall be maintained in good condition, free of significant corrosion, peeling paint or finish and other damage. All fences shall be maintained in a condition of reasonable repair and not be allowed to become or remain in a condition of disrepair including noticeable leaning or missing sections or portions of sections, broken supports, non-uniform height, and growing of noxious vegetation. All fences shall comply with applicable provisions of the current City of Novi Property Maintenance Code.



- C. Uniformity. All fences shall be of uniform material(s), finish, and color along a property line of any parcel totaling less than one-hundred fifty (150) feet in length. Where a fence has a finished and an unfinished side, the finished or more decorative side shall face outward toward the adjoining property or street. Except for those materials identified as permitted, materials attached to the inward facing side of a fence shall not be visible from any adjoining property or street.
- D. Exemptions from standards. Those fences required as a safety barrier at a swimming pool or constructed to identify the entryway of a neighborhood or development, and fences two (2) feet or less in height around gardens are exempt from this subsection 3.

### 5.11 Residential Fence Setback



### 5.12 FRONTAGE ON A PUBLIC STREET

No lot or parcel of land shall be used for any purpose permitted by this Ordinance unless said lot or parcel shall front directly upon a public street, unless otherwise provided for in this Ordinance.

### 5.13 ACCESS TO MAJOR THOROUGHFARE

For uses making reference to this Section, vehicular access shall be provided only to an existing or planned major thoroughfare or freeway service drive. Provided, however, that access driveways may be permitted to other than a major

thoroughfare or freeway service drive, where such access is provided to a street where the property directly across the street between the driveway and the major thoroughfare or freeway service drive is zoned for multiple-family use or any nonresidential uses, is developed with permanent uses other than single-family residences or is an area which, in the opinion of the City, will be used for other than single-family purposes in the future. This exception shall apply only if the City finds that there are special circumstances which indicate that there will be a substantial improvement in traffic safety by reducing the number of driveways to a thoroughfare.