



FENCES

October 2017

Authority

Residential fences on properties within the City of Mason are regulated by the City's Ordinances adopted by the City Council. Website reference: <http://mason.mi.us>, select City ordinances under the City administration tab. The purpose of regulating fences is to:

- Preserve and protect the character and attractiveness of residential neighborhoods.
- Prevent reduction in visibility at corners and intersections.

Quick Reference

	Requirement	Ordinance/ Code Reference
Definitions	Fence means any wall (except a retaining wall or lawful sign), screen, partition or similar structure that encloses land, divides land into distinct portions, separates contiguous properties, prevents intrusion from without or straying from within, obstructs the passage of light or air into adjacent land, or obstructs the view of property.	Sec. 1-2. Definitions
Front Yard Fence	Up to 3-feet in height. Can build to property line.	Sec 94-172. General regulations, Item (d), (2)
Side or rear yard fence	Up to 6-feet in height. Must be at or behind the front line of the house. Can be built to property line.	Sec 94-172. General regulations, Item (d), (2)
Corner Lot Fence	<p>On a corner lot, the front yard shall be the yard fronting on a street with the largest setback.</p> <p>Nothing shall interfere with the traffic visibility across the triangular area of a lot formed by the intersection of two public or private streets or combination thereof measuring 25 feet along the road right-of-way lines in each direction from the corner of said lot. Nothing shall interfere with traffic visibility across the triangular area adjacent to the intersection of a public or private street and a driveway formed by measuring seven feet along the driveway lines and 60 feet along the road right-of-way in each direction from the edge of said driveway.</p> <p>In all manufacturing zones, where corner lots abut a railroad and a major or minor street, no fence shall be erected or maintained within a triangular area formed by</p>	Sec. 94-172. General regulations, Item (d), (3)

	measuring 200 feet along the property lines in each direction from the corner of said lot. However, if the intersection is controlled by automatic flashers installed and pursuant to legal authority, the clear vision area may be reduced in accordance with subsection 94-172(h)(3) a.	
Materials	<p>Except as otherwise permitted in this chapter, fences or walls shall have a maximum height of six feet and shall be ornamental in design. No fence or wall with a height greater than three feet shall be constructed in the front yard of a residential building.</p> <p>All exterior surfaces, including fences shall be maintained in a good condition. All exterior wood surfaces, other than naturally decay-resistant wood, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.</p> <p>Customarily the good finished side faces your neighbor.</p>	<p>Sec. 94-172. General Regulations (2)</p> <p>Sec. 6-142. Protective treatment</p>
Building Permit	Not required if 6-feet in height or less.	
District Requirements	Additional requirements may apply if you are in the Historic District.	Sec. 31-4 Historic Preservation

Frequently Asked Questions (FAQs)

Can the City tell me where my property line is?

It is the responsibility of the property owner to determine where your property lines are located. If a survey is not included with your mortgage papers, call or visit the City of Mason Assessor's office to see if we have a property survey on file. If not, you may wish to hire a surveyor to determine and mark your lot lines. Placing a fence that goes over a lot line onto your neighbor's property is not allowed; additional expense may be incurred to remedy the situation.

I have an issue with neighbor's fence. Can the City help?

If you believe your neighbor's fence encroaches onto your property, you may initiate private legal action. City government does not arbitrate these disputes. If you have a concern about a neighborhood fence and would like an inspector to investigate whether the fence was built in compliance with the City Ordinances, call Customer Service at 517-676-9155.

Resources

More questions and not sure how to proceed? Our team is always willing to discuss your plans. Contact our Customer Service Desk at 517-676-9155 to schedule a meeting with the Community Development Director.

Always call before you dig!

Contact **MISS DIG** at least three (3) business days prior to excavating on your property. Visit www.missdig.org or call 811 or 1-800-482-7171.