

Section 2.15 DWELLINGS IN OTHER THAN MAIN STRUCTURES.

No residential structure shall be erected upon the rear yard of a lot or upon a lot with another dwelling.

Section 2.16 EXTERIOR LIGHTING.

All lighting for parking areas or for the external illumination of buildings or grounds, or for the illumination of signs and other uses, shall be directed away from, and shall be shielded from, adjacent residential districts and be so arranged as to not adversely affect driver visibility on adjacent thoroughfares.

Section 2.17 EXCAVATIONS OR HOLES.

The construction, maintenance or existence within the Township of any unprotected, unbarricaded, open or dangerous excavations, holes, pits, or wells, which constitute, or are likely to constitute, a danger or menace to the public health, safety or welfare, are hereby prohibited; provided, however, this Section shall not prevent any excavation under a permit issued, pursuant to this Ordinance, where such excavations are properly protected and warning signs posted in such manner as may be approved by the Township Clerk; and, provided further, that this Section shall not apply to natural bodies of water or to ditches, streams, reservoirs, or other major bodies of water created or existing by authority of the State of Michigan, the County, the Township, or other governmental agency.

Section 2.18 FENCES, WALLS AND PROTECTIVE BARRIERS.

All fences of any nature, type or description located in the Township shall conform to the following regulations:

1. The erection, construction or alteration of any fence, wall or other type of protective barrier shall be reviewed by the Township Planning & Zoning Coordinator as to the requirements of the zoning district wherein they are located.
2. No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection. Such unobstructed corner shall mean a triangular area formed by the street property lines and a line connecting them at points twenty-five (25') feet from the intersection of the street lines or, in the case of a rounded property corner, from the intersection of the street property lines extended.
3. Fences erected along the boundary line dividing lots or parcels, or located within any required side or rear yard areas, shall not exceed six (6') feet in height. In addition, double faced fences are encouraged when such fence is constructed within a required side or rear yard. In those instances, when a double faced fence is not constructed, such fence shall be constructed so that the non-post side of the fence faces adjacent properties.

Amended: 07-21-04 (161-47-04)

4. In all zoning districts (with the exception of the RS Zoning District and all parcels five (5) acres or more in size in the R1 Zoning District), only decorative non-confining fences shall hereafter be located in the required front yard of a lot or parcel having frontage on a public or private street, road or highway. No such fence shall exceed forty-two (42") inches in height. The location of chain-link, privacy and screening fences are prohibited in the required front yard.

Within the RS Zoning District and on all parcels five (5) acres or more in size in R1 Zoning District, fences, either confining or non-confining, up to a height of forty eight (48") inches may be permitted in the front yard. These fences shall be constructed of wood, vinyl, wrought iron or other similar materials. These fences however, shall not be view obscuring or screening privacy fences. Further, such fences shall be set back a minimum of fifty (50) feet from the front property line, right-of-way or easement line.

5. Barbed wire, concertina wire, spikes, nails or any other sharp point or instrument of any kind on top or on the sides of any fence is prohibited. Barbed wire may be permitted on the top of fences enclosing public utility buildings, as deemed necessary in the interest of public safety. Fences with electric current or charges shall be prohibited, except when incidental to the agricultural use of land for livestock enclosure purposes. Fences with electric currents or charges shall be prohibited as property boundary fences next to existing residentially developed property.
6. Fences used for agricultural purposes or for the keeping of horses or livestock, after approval as to location and type by the Township Planning and Zoning Coordinator, may be located on all property or road right-of-way lines of a parcel of land. Further, such fences shall not be of a privacy nature, but shall be split rail or other commonly acceptable farm animal style fencing.
7. For the purposes of this Section of the Zoning Ordinance, the height of a fence shall be measured from the established grade of the property. If such fence is to be constructed on top of a berm or other modification to the existing grade the total height of the fence shall also include the height of the berm or other modification to the existing grade.

*Amended: 06-08-92 (161-07-92)
07-16-03 (161-37-03)
09-17-08 (161-78-08)*

Section 2.19 FRONTAGE.

Every dwelling or principal building shall be located on a lot or parcel of record which shall front upon and have direct access to an approved public street or roadway or an approved private road. In all instances, frontage shall equal the lot width requirements established by this Ordinance. In no case of division or combination shall any residual lot or parcel be created which does not meet the requirements of this Ordinance.