

Ordinance No : 162

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF THE VILLAGE OF BRECKENRIDGE TO DEFINE FENCES IN RESIDENTIAL DISTRICTS

Village of Breckenridge-Zoning Ordinance

H. FENCES, WALLS AND BOTANICAL SCREENS; In all agricultural, residential and commercial districts no fence, wall or hedge planting shall exceed a height of three (3') feet within (30') feet of any street right-of-way line. Fences, walls or structural screens shall not exceed three (3') feet in any front yard or six (6') feet in any side or rear yard. Fences that enclose public or institutional uses, playgrounds or public landscaped areas, shall not exceed eight (8') feet in height and shall not obstruct vision.

Placement

Fences may be erected right up to the property line, no setback required. An exception to this is when the fence placement would prevent the use of adjacent property or prevent the safe use of a driveway. The Zoning Administrator may require the fence to be set back a minimum distance from the driveway or property line.

Fences in Residential Districts

FENCES IN SIDE YARD AREA ON CORNER LOTS

Height – Fences can be no more than four (4') feet tall in the street side yard area on corner lots.

FENCES IN THE REAR YARD AND INTERIOR SIDE YARD AREAS

Height- Fences in the rear yard area and in the interior side yard area can be no more than six (6') feet tall.

Exceptions

In the case of alleyways, some set back and height restriction may be subject to the discretion of the Zoning Administrator.

Electrical Fences

The use of electrical fence is prohibited.

Passed and approved by the Village Council of the Village of Breckenridge, Gratiot County, Michigan, in special session, held November 26, 2012.

We the undersigned President and Clerk of the Village of Breckenridge, Michigan, do hereby certify that the above and foregoing Ordinance, known as Ordinance #162 of the Village of Breckenridge, Michigan was adopted at a regular meeting of the Village Council, held on November 26, 2012 and published in a newspaper circulated within the Village on December 2, 2012, not less than fifteen days having elapsed between adoption and publication.

Dated at Breckenridge, Michigan, this 26th day of November, 2012.

Charles D. Seeley

By:

Its: President

Bridget M. Suhr

By:

Its: Clerk