

MUSKEGON Nights

SECTION 3.15 FENCES

A. General Requirements:

1. All fences erected by individual property owners shall be located on his/her property. Fences are allowed on the property line; however, the Zoning Administrator may require a survey where a property line location is questionable.
2. Fence height shall be measured from the existing natural grade.
3. Except for areas being protected due to national security, no person shall place, string or maintain barbed wire or razor wire as part of any fence, other work or structure in any zoning district.
4. No fence or wall shall be erected which constitutes a fire hazard either of itself or in connection with the existing structures in the vicinity, nor which will interfere with access by the Fire Department.
5. It is unlawful to construct any private fence or barrier within a public right-of-way.
6. All fences shall be maintained in a good condition so that they do not result in an unreasonable hazard to persons who might come near them.

B. Fencing Materials:

1. Fencing Materials used as screening shall consist of the following:
 - a. Solid board fences of standard commercial construction. The finished side of the wood shall face abutting properties.
 - b. Open mesh fencing with woven slats, provided that it is of standard commercial construction.
 - c. Masonry walls designed and constructed to facilitate maintenance that is of standard commercial construction.

C. Residential Districts:

1. Fences may be up to four (4) feet in height in the front yard.
2. Fences may be up to six (6) feet in height behind the front building line.

D. Commercial and Industrial Districts:

1. A wall, fence or yard enclosure may be up to eight (8) feet in height behind the required front setback line, provided that clear vision standards are maintained.

SECTION 3.16 ACCESSORY BUILDINGS AND USES

General Requirements:

- A. Accessory buildings, structures and uses are permitted only in connection with, incidental to, and on the same lot with a principal building, structure or use which is permitted in the particular zoning district.
- B. No accessory building shall be allowed on any lot which does not contain a main building.
- C. In commercial or residential districts, accessory buildings shall be stick-built or the equivalent new building construction. No mobile home, tank, junk object, or salvage materials, trailer, vehicle, portable storage units or similar item shall be utilized as an accessory building or storage structure.
- D. Within a residentially zoned district:
 - 1. No more than two (2) detached accessory buildings shall be permitted on any lot.
 - 2. The maximum building height of accessory structures shall be fourteen (14) feet (see also definition of building height).
 - 3. The total square footage of all accessory buildings located on a lot shall not exceed the ground floor area of the principal building located on the same lot.
 - 4. Sheet metal shall not be used for exterior wall covering.
- E. In Residential Districts, existing nonconforming accessory structures may be replaced on the existing footprint provided they are wholly contained within the property, meet the required front yard setback and design requirements, and do not inhibit emergency access.
- F. Attached accessory buildings and structures shall be made structurally part of the main building and shall conform to the district setback requirements of the main building.
- G. Detached accessory buildings and structures shall be a minimum of five (5) feet from another building or structure (unless properly fire suppressed) or three (3) feet from any rear or side property line.
- H. Accessory building(s) shall not be erected in any required front yard or occupy any portion of a required greenbelt or buffer in any district; except that guard houses may be allowed in the required front yard of an Industrial District.
- I. No accessory building shall be used in any part for residential dwelling, boarding, or sleeping purposes.