

FRUITLAND TWP

C. Approval Standards and Conditions

In considering authorization for all temporary buildings, the Zoning Administrator shall consider the following standards and may attach reasonable conditions to temporary structures to ensure that the standards of this section are met. The Zoning Administrator shall determine that:

1. The structure will not have an unreasonable detrimental effect upon adjacent properties.
2. The structure is reasonably necessary for the convenience and safety of the construction proposed.
3. The structure does not adversely impact the character of the surrounding neighborhood.
4. Access to the structure is located in a safe location.

In any event, the temporary structures and all debris shall be removed within thirty (30) days after completion of the work or expiration of the permit. Temporary buildings incidental to construction work shall be removed promptly upon completion or abandonment of work.

The fee to be paid for the issuance of a temporary dwelling permit for a temporary dwelling shall be established by the Township Board. If a permit is renewed, an additional fee will be collected. The Zoning Administrator shall revoke the temporary dwelling permit at any time if the usage violates any of the requirements outlined in this section. If a permit is revoked, the unit must be vacated and removed from the property within thirty (30) days, or it constitutes a violation of the Ordinance and is subject to the penalties outlined in this Ordinance.

SECTION 3.11 FENCES, WALLS, BERMS AND SCREENS

Notwithstanding other provisions of this ordinance, fences, walls, berms and screens may be permitted with a zoning permit.

1. No fence, wall, berm, sign, screen or any planting shall be erected in the road right-of-way or be maintained in such a way as to conflict with clear vision areas.
2. Fences on platted lots of record shall not contain barbed wire, electric current, charge of electricity, dangerous materials such as, but not limited to broken glass, bottle caps, or chain link type fences with sharp wire edges upwardly exposed. Exception: Fences enclosing domesticated animals, and for bona fide agricultural operations may use barbed wire, electric current, or other materials necessary.
3. Fences which enclose public or privately-owned parks, or recreational grounds or playgrounds, or public landscaped areas, shall not exceed nine (9) feet in height as, measured to the highest part of the fence, and shall not obstruct vision to an extent greater than twenty-five percent (25%) of their total area.
4. Within the limits of the rear yard, no fence, wall, or other screening structure other than evergreens, deciduous trees, shrubs, and bushes shall be erected higher than seven (7) feet above the surface of the ground.

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- 5. Agricultural fencing: No farm animals shall be kept except within an entirely enclosed structure consisting of either a building or an area completely surrounded by fencing. The structure shall be of a height and kind sufficient to prevent animals from wandering at large. Fencing for Cervidae facilities shall be in accordance with State of Michigan guidelines and requirements. Such structures shall be located as required by the applicable provisions of the particular district in which the structure is located.

NON-LAKEFRONT LOTS

Any fences, walls, berms or screens erected between the required front yard setback line, or the rear of the house whichever is closest, and up to the street right-of-way, must not be in excess of five (5) feet in height as measured to the highest part of the fence, wall, berm or screen at any point.

Fences, walls, berms or screens shall not exceed seven (7) feet in height as measured to the highest part of the fence, wall, berm or screen if erected between the required front yard setback line or the rear of the house whichever is closest, and rear yard lot line.

LAKEFRONT LOTS

In the Critical Dunes and High-Risk Erosion areas, any fences, berms and walls built, and any vegetative planting and/or removal, must comply with all State and or Federal regulations.

Any fence, wall, berm, or screen erected between the required front yard setback line or the rear of the house whichever is closest, and up to the street right-of-way, must not be in excess of five (5) feet as measured to the highest part of the fence, wall, berm or screen at any point.

Fences, walls, berms or screens shall not exceed seven (7) feet in height as measured to the highest part of the fence, wall, berm or screen at any point if erected between the required front yard setback line, or the rear elevation of the main house whichever is closest. In calculating the rear elevation of the main house to side yard lot line, measure perpendicular from the side yard lot line to the house rear elevation wall. Projections into rear yard, such as porches, dormers or decks shall not be used for this calculation.

For lakefront lots no fence, wall, berm, or screen shall be higher than four (4) feet in height between the shoreline and the lakeside of the home as measured perpendicular to the side yard lot line. On Lakefront lots that have no principal building the height of a fence, wall, berm or screen may not exceed four (4) feet. Fences on lakefront lots may be permitted with a zoning permit within the side setback of any yard provided that such fences meet the following:

- 1. Such fences must be for the purpose of delineation of property lines, not for the intent of obscuring vision or blocking out of natural light.
- 2. Such fences must be of man-made material or wood and must be intended for permanent installation.
- 3. Such fences must not exceed a maximum height of four (4) feet as measured to the highest part of the fence, wall, berm or screen at any point.