



Permit Number: _____
Date Received: _____
Fee Paid (\$15) _____

Fence Permit Application

The City of Cadillac requires Zoning approval for all fences, walls, or privacy screens that are constructed within city limits. A brief description of the ordinance is outlined in the Fence Guide. Issuance of a permit does not authorize trespass on adjoining property for the purposes of erecting a structure. Approval for access is the responsibility of the applicant. The City may require the applicant to provide a boundary survey to confirm the location of structures. All questions can be directed to the Community Development Department: (231)779-7339; dtimmer@cadillac-mi.net

Job Location Address: _____

Property Owner Name: _____ Phone Number: _____

Property Owner Address: _____

Property Owner Email Address: _____

Contractor Name: _____ Phone Number: _____

Contractor Address: _____

Contractor Email Address: _____

Construction Details:

Type of Materials Proposed:

- _____ Chain link/Cyclone
- _____ Womanized Lumber
- _____ Cedar/Redwood
- _____ Wrought Iron/ Aluminum
- _____ Stone
- _____ Plastic/Vinyl
- _____ Other: _____

Height of Structure: _____

Depth of posts (2ft Minimum): _____

% of Open Space per Linear Foot: _____

Consent: Consent from adjoining property owner is required WHEN a fence is closer than 2 INCHES to the property line.

Adjoining Property Owner Signature: _____ Date: _____

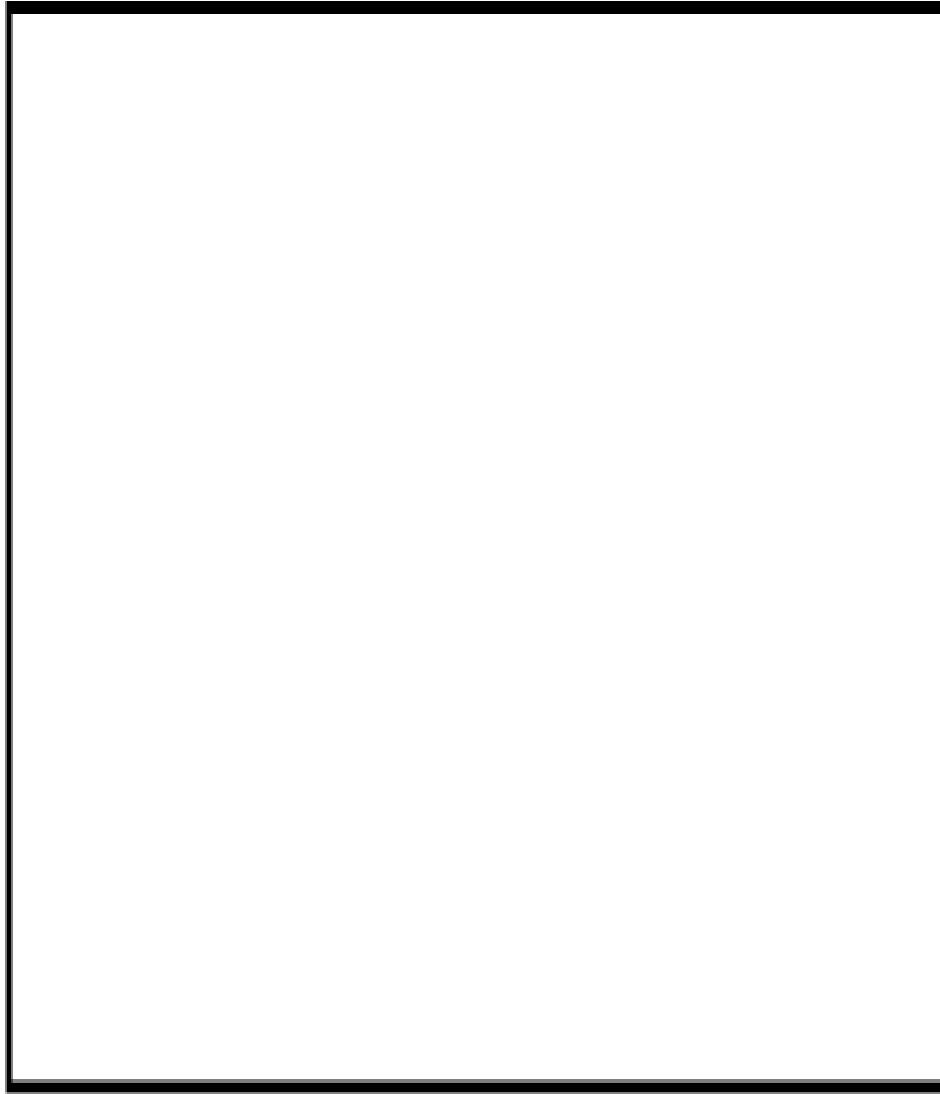
Adjoining Property Owner Signature: _____ Date: _____

****A Site Map is required for all Fence Permit Applications. Please draw on the attached page or submit a separate drawing. See next page for requirements. ****

Site Plans Must Include:

- Outline of fence
- All structures on property
- Lot lines of property (including setbacks from all streets)
- Distance of fence from each lot line of property
- Distance from all structures
- All curb cuts/driveways and street intersections
-

Front of Property



Back of Property

I certify the above fence, wall, or privacy screen will be erected entirely on the property of this application and will not be located on a common property line nor extend onto abutting property, unless approved as noted above, and that I fully understand and concur with the stipulations of this application.

Applicant Signature _____ Date _____

Approved by _____ Date _____

Comments: _____

Frequently Asked Questions

- *May my fence contractor apply for the fence permit?* Yes, a fence contractor may apply for the permit.
- *Is a survey required?* Normally a survey is not required. However, should an adjoining property owner challenges the location of a proposed fence or where available information suggests an identified property line may not be correct the city may require the applicant to provide a boundary-lot survey prepared by a professional surveyor. Survey costs are borne by the applicant

Have Questions or Need Additional Information?

Contact the Community
Development Department

Danielle Timmer
Community Development
Coordinator

dtimmer@cadillac-mi.net

231-779-7339

City of Cadillac
Administrative Offices

200 N Lake Street

Cadillac, MI 49601

231-775-0181



A Guide to the Construction of Residential Fences





Fence Requirements

Permit

A fence permit is required to erect a fence.

Fence Location

- Must be at least 2 inches away from an adjoining property line unless written authorization is obtained from the adjoining property owner to place the fence on the common property line.
- Must be at least 2 feet away from any sidewalk, alley, or street and 1 foot from any public right-of-way.

Fence Height

- Rear Yards and Non-Required Side Yards—Up to 6 feet in height. No open space required.
- Front Yards, Required Side Yards, and Side Yards Abutting Streets—Fences up to 36 inches must have a minimum 20% open space per lineal foot of fence. Fences greater than 36 inches to 48 inches must have 35% open space per lineal foot. Fences greater than 48 inches require Planning Board approval.
- Clear Vision Corners—No fence shall serve as an obstruction to vision above a height of 30 inches in clear vision corner areas such as street intersections and street/alley intersections.

Fence Requirements

Support Posts

- Must be at least 2 feet into the ground and properly anchored.
- Must be located on the inside of the fence (towards the home) unless the fence is designed to have the posts uniformly distributed on each of the support posts.

Wind Loads

Must be designed and constructed to withstand wind and snow loads common to the city.

Material and Design

- Good quality material must be used. Raw or recycled materials such as pallets, broken concrete, tires, and stumps is prohibited.
- Must be compatible with the character of the area.
- Front and (street) side yard fences may have pointed tops when the fence is at least 4 feet in height.
- Must be installed to manufacturer's specifications that, in all instances, shall meet or exceed City Building Code Requirements.



Fence Requirements

Special Notes

- Issuance of a fence permit does not authorize trespass on adjoining property for purposes of erecting a fence. Approval for such access is the responsibility of the applicant.
- The city may require a boundary-lot survey confirming the location of a fence.
- Courthouse Hill Historic District—Fences erected in the Historic District are also subject to the Historic District Design Guidelines. Fences may be subject to approval by the District Commission. Contact the Community Development Department for additional information.
- Construction fencing, soil erosion fencing, and snow fencing erected in winter months are not subject to permit requirements, provided, however, such fencing shall be properly installed, maintained in good condition, and shall not pose a health or safety hazard.
- When purchasing a fence kit, make certain the manufacturer's installation instructions are included.

