

CITY OF IRON MOUNTAIN ZONING PERMIT - FENCE

Please return to: Iron Mountain City Hall, 501 S. Stephenson Ave., Iron Mountain MI 49801

APPLICANT'S NAME: _____

LOCATION/STREET ADDRESS: _____

PROPERTY NUMBER: _____

OWNER'S NAME (if different): _____

CONTRACTOR/BUILDER (if different): _____

ATTACH A PICTURE/SKETCH OF FENCE PANEL DESIGN:

PICTURE/SKETCH SHOULD SHOW STYLE AND DETAIL MATERIAL COMPOSITION AND HEIGHT. INCLUDE MULTIPLE PICTURE/SKETCHES IF STYLE OR HEIGHT VARY THROUGHOUT THE PROJECT. *(see frequently asked question #14)*

ATTACH A PROPERTY SKETCH TO THIS APPLICATION:

SKETCH SHOULD SHOW LOT LINES, EXISTING FENCES, DRIVEWAYS, LOCATIONS OF EXISTING STRUCTURES, DIMENSIONS TO LOT LINES AND THE PROPOSED PROJECT. *(see frequently asked question #15)*

The structure I am proposing to build (initial each of the following) ...

My fence does not exceed the maximum permitted height _____

(see frequently asked question #1)

My fence meets set back requirements _____

(see frequently asked question #2 & #3)

My fence material is not prohibited _____

(see frequently asked question #4)

My fence plan includes facing the finished side out _____

(see frequently asked question #5)

My fence does not interfere with clear vision areas _____

(see frequently asked question #6 & #8)

I have verified if I have two front yards _____

(see frequently asked question #10)

I understand that the right-of-way / property line is not the same as edge of asphalt _____

(see frequently asked question #16)

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I, (print name): _____ as owner (agent) attest that the information provided in this application is accurate and complete. It is expressly understood that the property line location and corresponding set-back information is the responsibility of the owner (agent). In the event that any dispute arises over the location of the property lines, the owner (agent) will at their own expense, obtain a survey of the property, conducted by a qualified surveyor registered in Michigan. It is also understood that if violations of the approved set-back regulations in this application are identified during or after construction, it will be the responsibility of the owner (agent) to remedy the matter as directed by the Zoning Administrator. Further, the owner (agent) agrees to hold harmless the City of Iron Mountain and its agents from any action arising from non-compliance with the provisions of this permit. It is also understood that the issuance of this permit does not relieve the owner (agent) from complying with any and all applicable codes and ordinances in force at the time of construction.

I, (print name): _____ as owner (agent) of the property described, have read this application in its entirety, and understand and agree to the terms and conditions as stated.

Owner/Agent: _____
Signature Date

Owner/Agent Address: _____

Owner/Agent Email: _____

Owner/Agent) Contact: _____
Home/Cell Work

SUBMITT APPLICATION FEE:

PAYMENTS OF CHECK OR CASH ARE ACCEPTED AND MAY BE PAID VIA DROP BOX OR DELIVERY TO THE FOLLOWING ADDRESS:

CITY OF IRON MOUNTAIN
501 S. STEPHENSON AVE.
IRON MOUNTAIN, MI 49801

THE PERMIT FEE IS \$35.00.

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Frequently Asked Questions

1) How tall can my fence, walls or screen be?

Per City Ordinance Section 74-419(2)(a) fences, walls or screens shall not exceed six feet in height in residential districts along rear yard and side yard property lines, and shall not exceed a height of four feet and 60 percent solid or opaque in construction along front yard property lines. Fences, walls and screens may exceed eight feet in height in commercial and industrial districts located along front, rear and side property lines.

2) How close to the property line can I install my fence?

Per City Ordinance Section 74-419(2)(b) a fence, wall or screen shall be erected at least one foot from the property line of the requestor and parallel to the property line unless the abutting property owner consents in writing to erecting the fence, wall or screen on the property line. An agreement form to place the fence on the property line is available at www.cityofironmount.com.

3) How close to the right-of-way can I install my fence?

Per City Ordinance Section 74-419(2)(b) no fence; wall or screen shall be constructed nearer than five feet to any public street or alley right-of-way.

4) What types of fencing materials are prohibited?

Per City Ordinance Section 74-419(2)(c) Fences in any portion of a residential lot of record shall not contain barbed wire, be electrified or be constructed of chain link type material with sharp wire exposed. Front yard fencing shall exclude: T type posts, snow fence, slack wire and chicken wire type fences.

5) What side of my fence should face outward?

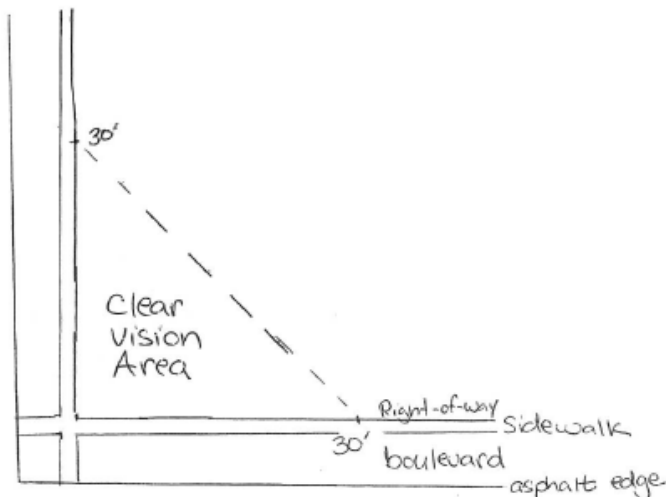
Per City Ordinance Section 74-419(2)(d) all fences shall be constructed with the finished side facing out.

6) What are the requirements of a clear vision triangle for two intersecting rights-of-way?

Per City Ordinance Section 74-419(3)(a) no fence, wall, sign or screen or any planting shall be erected or maintained between a height of three and ten feet within the triangular area 30 feet from the point of intersection of the right-of-way lines.

7) How do I measure out a clear vision area for two intersecting rights-of-way?

Per City Ordinance Section 74-419(3)(a) a clear vision area is defined as the triangular area formed by the intersection of the street right-of-way lines and a line connecting two points which are located on those intersecting right-of-way lines 30 feet from the point of intersection of the right-of-way lines. A diagram is shown below:



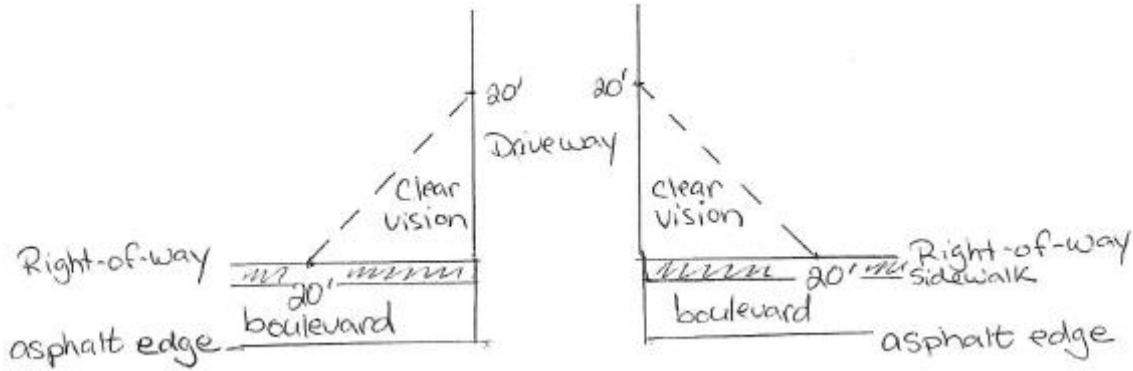
8) Is there a clear vision area for driveways?

Yes, Per City Ordinance Section 74-419(3)(b) the clear vision area associated with a driveway requires that no fence, wall, sign, screen or any planting shall be erected between a height of three and ten feet within the triangular area formed by the intersection of a street right-of-way and a driveway.

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9) How do I measure a driveways clear vision area?

Per City Ordinance Section 74-419(3)(b) a triangular area is formed by the intersection of a street right-of-way and a driveway and a line connecting two points which are located on the right-of-way line and the driveway 20 feet from the point of intersection of the right-of-way line and driveway. A diagram is shown below:



10) Do I have two front yards?

Per City Ordinance Section 74-215(4)(b), a corner lot where the side yard abuts a street, the minimum width of such yard shall be ten feet where there is a common rear yard (see Figure C). In the case of a rear yard abutting the side yard of an adjacent lot, the side yard abutting the street shall not be less than the required front yard of that district, creating a second front yard (see Figure D).

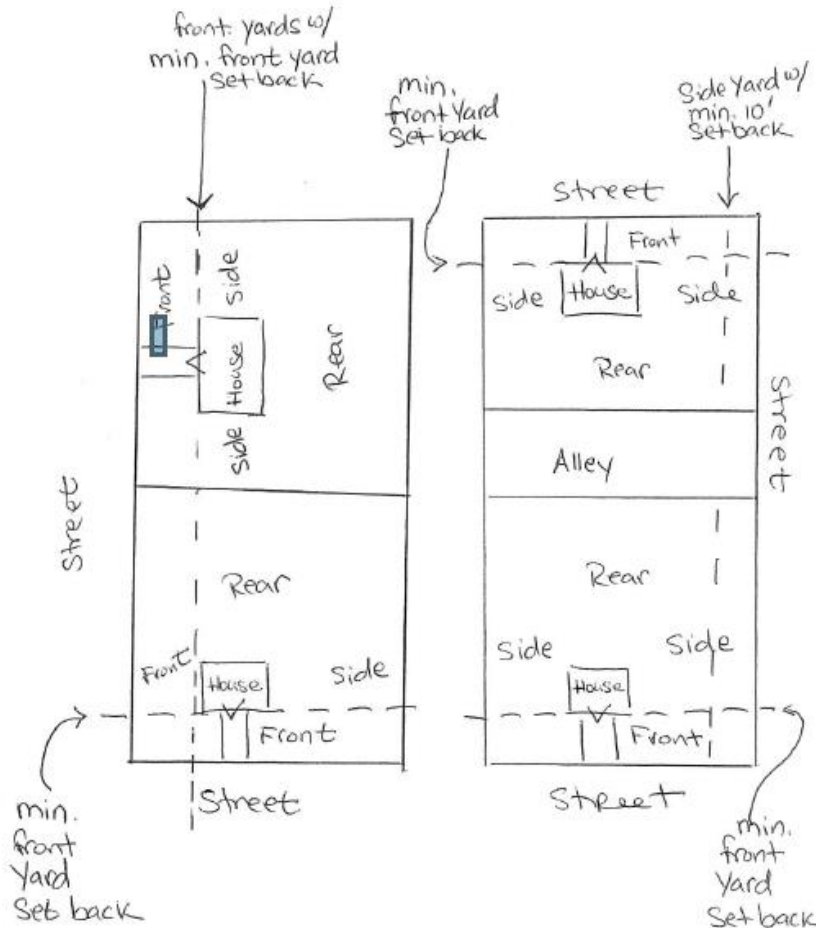


Fig. D

Fig. C

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11) How do I know where my lot line is located?

A homeowner can locate their lot lines by utilizing their survey pins. Please note that the City of Iron Mountain does not maintain survey records for individual parcels, mark lot lines or address civil disagreements between neighbors regarding lot line placement.

12) Where does the City right-of-way begin?

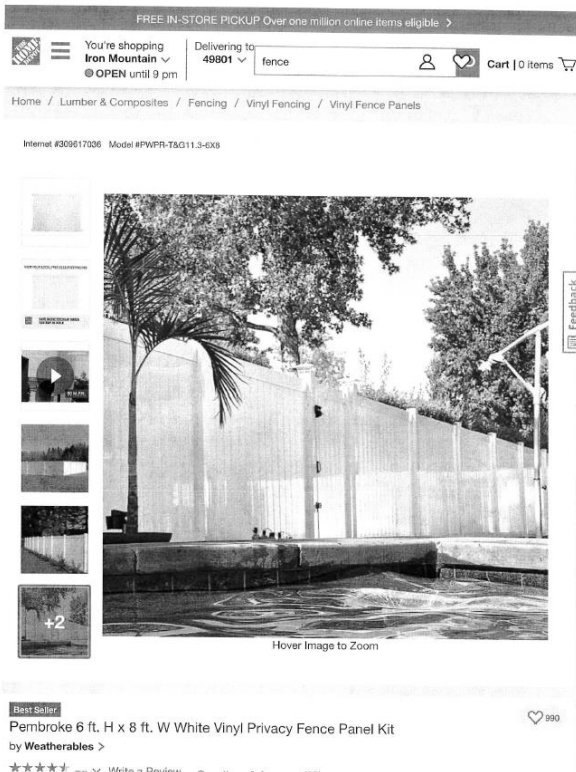
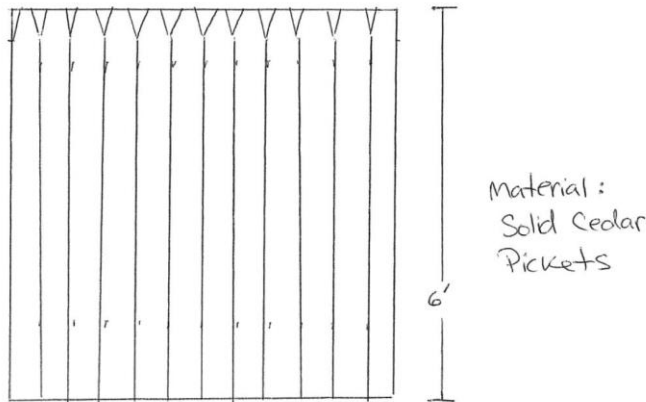
Infrastructure improvements such as utility poles, blacktop and sidewalks do not always denote the boundary line of municipal right-of-way. Additionally, the absence of improvements does not invalidate the requirement to maintain a set back from municipal right-of-way. To locate the City's right-of-way line, refer to your survey stakes.

13) What do I do if I don't know where my survey pins are located?

The City of Iron Mountain recommended that the home owner contract with a licensed surveyor to have their survey pins placed prior to beginning their project. The property owner is responsible for knowing the exact location of their lot line and accepts all responsibility/costs associated with improper property line calculations by signing a City of Iron Mountain permit application.

14) What should my picture/sketch look like?

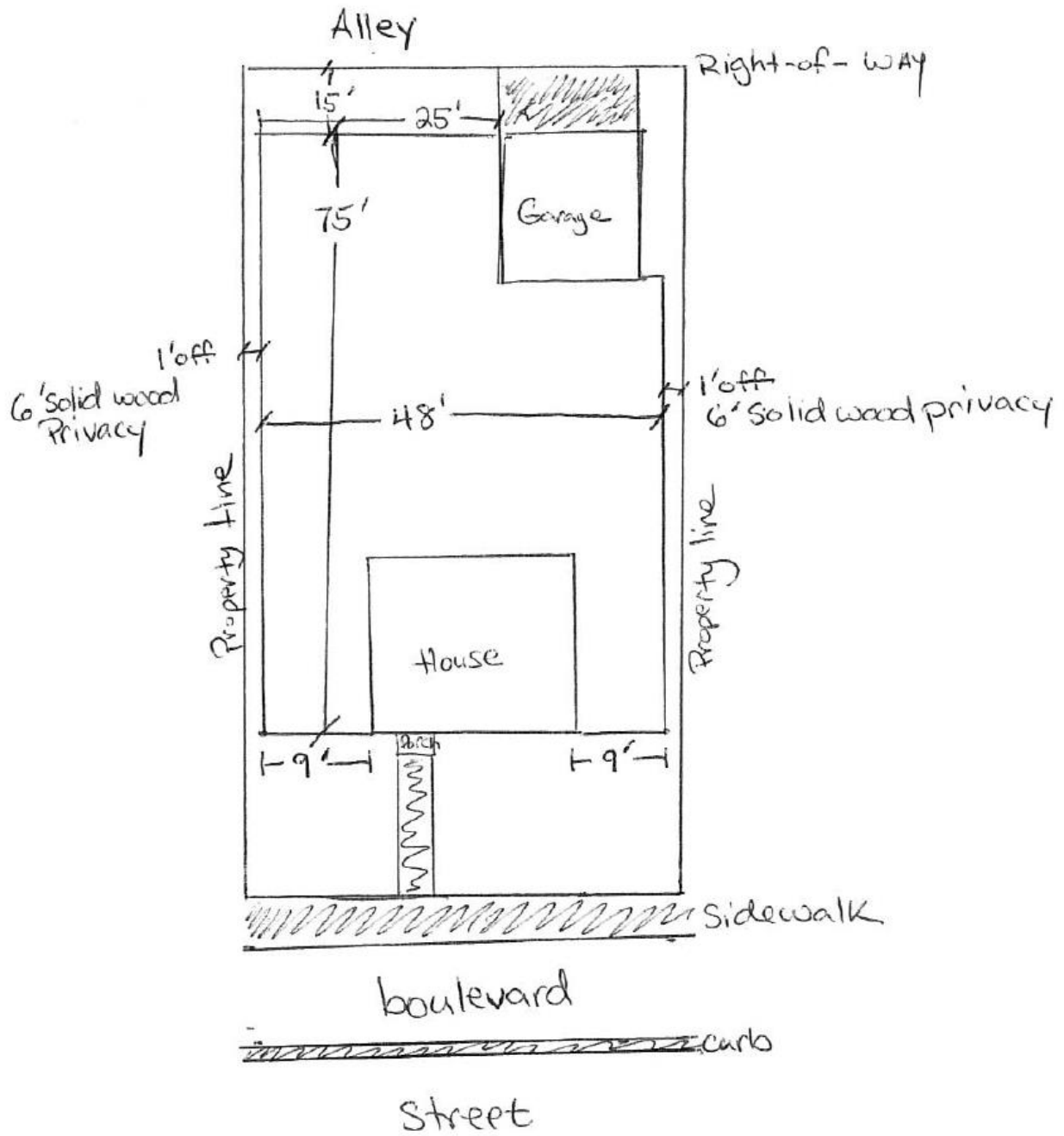
examples of the picture/sketch of the fence panel are shown below:



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15) What should my property sketch look like?

An example of a property sketch is shown below:



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16) How do I locate the right-of-way?

The right-of-way line is the same as your property line. Locating your survey pins is the correct way to locate your property line. If you do not know where they are located you should contact a licensed surveyor. An approximation may be determined using the center of the paved surface and platted right-of-way measurement. In the event an approximation is incorrect and an adjustment is required, it is the home owner's obligation to correct the improper fence placement at their cost.

