



FENCE GUIDELINES

CITY OF ANN ARBOR
PLANNING SERVICES

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Residential Zoning District Fence Height and Opacity Limits

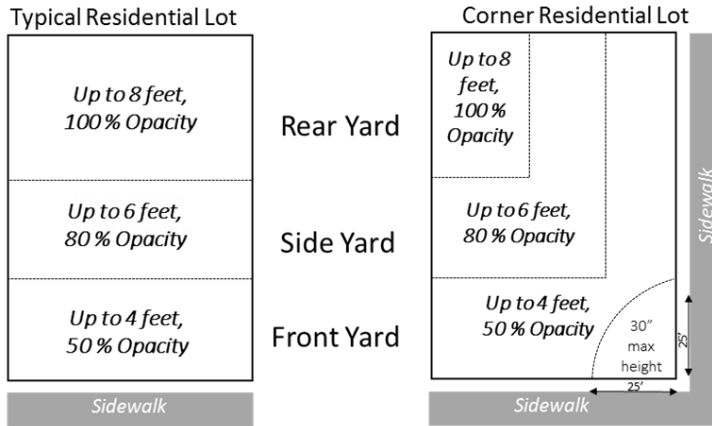
Rear Yard: Any fence within this area may be up to 8 feet in height and 100% opaque (e.g. a stockade fence).

Fences greater than 7 feet in height require a building permit.

Side Yard: Any fence within this area may be no more than 6 feet in height and no more than 80% opaque (e.g. board-on-board fencing).

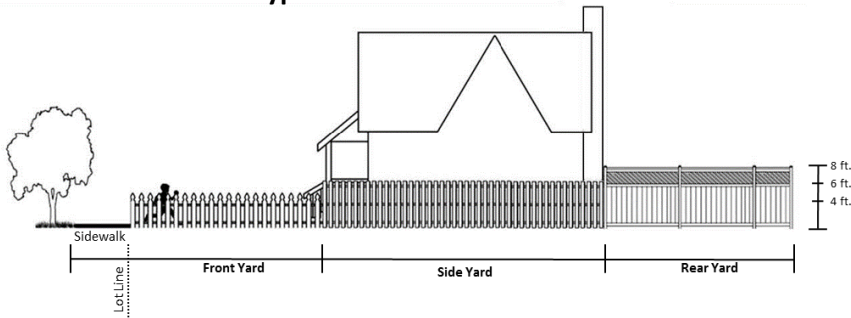
Front Yard: Any fence within this area may be up to 4 feet in height and no more than 50% opaque (e.g. chain link, wrought iron, or picket). Front open space dimensions vary by district: R1A=40 ft; R1B=30 ft; and R1C, R1D, R2A & R2B = 25 ft.

Exception: On a corner lot, a fence may be no higher than 30 inches within the first 25 feet on either side of the corner intersection.



Fence Permit Fee: \$75.00

Side View of Typical Residential Lot



Important Information

- Opacity is how “open” a fence must be. It is measured “head on” or perpendicular to the fence.
- All distance measurements are taken from property lines. The front property line is typically adjacent to the front sidewalk.
- There is no minimum setback requirement – fences may be located up to the property line as long as the entire fence is located on your property.

The City of Ann Arbor **cannot locate or identify the property lines**. If you do not know where your property lines are, look for concrete or metal markers at the lot corners. If these cannot be located, you should have a licensed surveyor locate them for you.

What if My Property is in the Floodplain?

In some cases, fencing is not permitted in the floodplain. Any proposed fence in a floodplain requires floodplain review, issuance of a zoning compliance permit for fences, and may require a permit from the Michigan Department of Environmental Quality. To learn more about the standards for fences in floodplains, please refer to the [Floodplain Fencing Requirements](#) guidance document, or contact Jerry Hancock, Stormwater and Floodplain Programs Coordinator, at 734.794.6430 ext. 43709 or JHancock@A2Gov.org.

What if My Property is in a Historic District?

When repairing or maintaining historic residential fences and walls, or when building new fences and walls on historic residential property, the guidelines below should be followed. A Historic District Commission (HDC) Application is required to be submitted with or in advance of the fence permit application.

Guidelines for Repairing, Maintaining, or Constructing Fences and Walls on a Historic Residential Property

Appropriate	Not Appropriate
<ul style="list-style-type: none"> • Repairing and maintaining historic fences and walls using standard preservation practices to retain their historic materials and appearance. • Installing fences and walls that meet Chapter 104 of the Code of the City of Ann Arbor, and that are no more than three feet in the front yard and no more than six feet in the middle and rear yard. • Locating new fences and walls on lot and setback lines whenever possible. • Using wood (picket or alternating board), wrought iron or metal (wrought iron style), or chain link (rear yard only) for fencing. • Using brick or stone for new walls. Custom masonry products will be reviewed on a case-by-case basis. • Installing custom designs which will be reviewed on a case-by-case basis. • Using hedges in place of fencing, and planting vegetation along fencing. 	<ul style="list-style-type: none"> • Removing a repairable historic fence or wall. • Installing fences or walls over three feet in height in the front yard and over six feet in height in the middle and rear yard. • Using plastic or vinyl-coated fencing.

How to Find Out if a Property is in a Historic District or Floodplain?

To determine whether a property is located within a historic district or floodplain, go to www.a2gov.org/permits and click “PARCELS.” Next, type the property address into the search string and double click on the search result that appears. Select the “Land Use” tab and refer to the “Flood Zone” and “Hist Dist” fields.