

## **BRIDGEPORT TOWNSHIP FENCE REGULATIONS - SECTION 301.E of the Bridgeport Twp Zoning Ordinance**

Bridgeport Township regulates the installation of Fences, Walls, Screens and other similar obstructions for the purpose of providing for light, air, and privacy and safeguarding the public welfare by preventing visual obstructions at street and highway intersections. The following is a guide that provides information intended to help property owners follow the guidelines, avoid potential encroachments, and meet the requirements of the ordinance prior to beginning construction of their new fence.

- 1) No Fence, Wall, or Hedge planting shall exceed a height of Three (3) feet within any front yard in any zoning district.
- 2) Plant materials located within Thirty (30) feet of the edge of the pavement of a public street shall not obstruct visibility at a level between three feet and eight feet except as follows below:
  - a. Decorative fencing within a Commercial, Manufacturing Districts may be Five (5) feet tall, provided they are of a decorative design approved by the Planning Commission. Decorative fencing shall not include fences constructed with such material as chain link, wood, barbed wire, or chicken wire.
  - b. No Fence, Wall, or Hedge shall be greater than Six (6) feet in height within any side or rear yard setback except where a residential parcel abuts a commercial, manufacturing or institutional use, then the fence may be Eight (8) feet tall provided the adjoining property owners give their consent on a signed affidavit of which a copy is submitted to the township.
- 3) Fencing around tennis courts and recreational amenities are exempt from the six-foot high limitation.
- 4) On a corner lot, a Fence, Wall, or Hedge may not exceed a height of Three (3) feet in the street side yard setback unless the following conditions can be met:
  - a. Must begin at the back of the house or primary structure.
  - b. Does not create any safety or traffic hazard.
  - c. Houses or buildings on property adjacent to the rear of the subject parcel shall not face the same street as the street side yard in which the fence will be located.
- 5) No Fence, Wall, or Hedge may encroach upon any existing or proposed right-of-ways.
- 6) All fences shall be maintained in their upright condition. Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.
- 7) All supporting posts and cross members shall face the interior of the lot of the person erecting the fence.
- 8) Barbed wire and electrified components shall not be used in any residential district.

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### **Other Information**

An initial inspection will need to be completed after a Zoning permit is issued. The property owner is responsible for staking the location of the proposed fence BEFORE digging any holes. This inspection verifies the layout as it was approved on the zoning application.

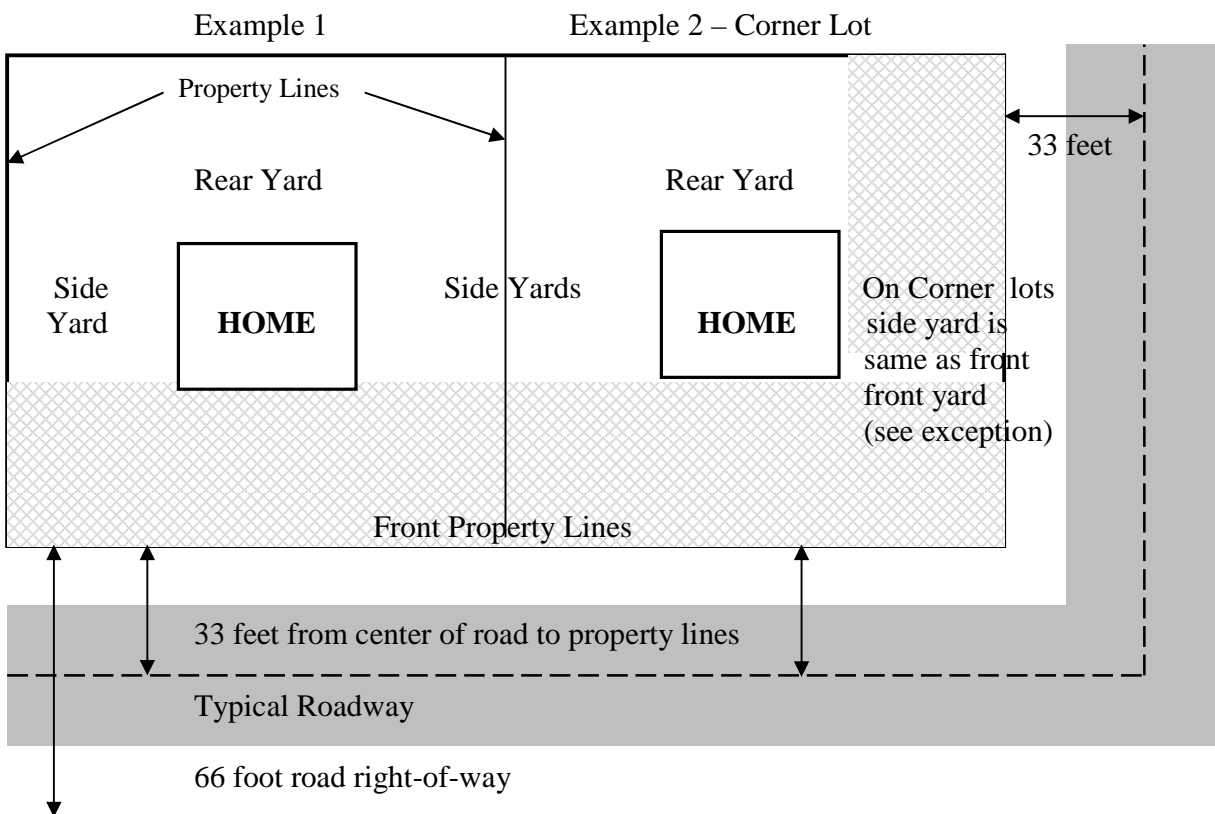
**IMPORTANT** - Verification of property line location is the sole responsibility of the property owner. Bridgeport Charter Township does not purport to know the precise boundaries of any property, nor is any implication made that said property lines will be verified. For this reason, we strongly recommend a professional survey to verify the location of property lines. The issuance of the zoning permit shall not be construed to be a permit for, or an approval of, any violation of the provisions of the ordinance. No permit presuming to give authority to violate the provisions of the ordinance shall be valid.

**FAILURE TO OBTAINED A ZONING PERMIT WILL RESULT IN A \$100.00  
ADDITIONAL FEE BEING ASSESSED**

**EXAMPLE**

**Fence Heights:** In the shaded  areas shown in the diagram below, fences cannot exceed 3 feet in height. Fences located in side and rear yards (clear areas as shown) may not exceed 6 feet in height except as provided for on page 1.

**NOTE:** This illustration is based on a sixty-six (66) foot road right-of-way.



Any questions that you may have regarding installing a new fence should be addressed to the Bridgeport Township Zoning Department at 989-921-4811 between the normal office hours of 8 a.m. - 5 p.m. weekdays.