

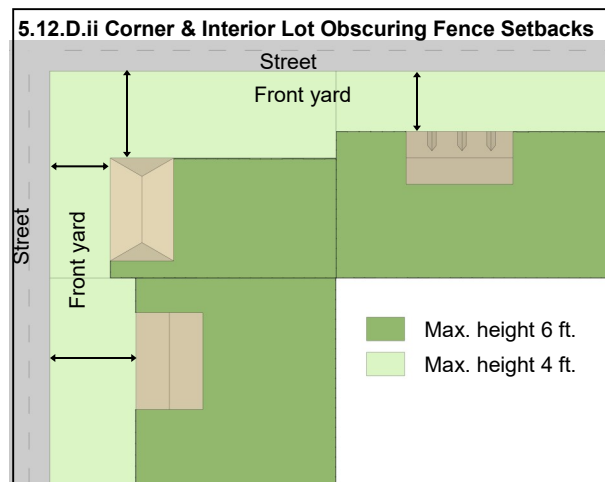
5.12 FENCES, WALLS AND OTHER PROTECTIVE BARRIERS

All fences of any nature, type or description located in the Township of White Lake shall conform to the following regulations:

- A. The erection, construction or alteration of any fence, wall or other type of protective barrier shall be approved by the Building Official as to their conforming to the requirements of the zoning district wherein they are located and to the requirements of this section.
- B. No fence, wall, structure or planting shall be erected, established or maintained on any corner lot which will obstruct the view of a driver of a vehicle approaching the intersection. Shade trees may be permitted where all branches are not less than eight (8) feet above the road level. Such unobstructed corner shall mean a triangular area formed by the street property lines and a line connecting them at a point twenty-five (25) feet from the intersection of the street lines or in the case of a rounded property corner from the intersection of the street property lines extended. (See sketch with Section 5.6).
- C. If one side of the fence has a more finished appearance, the more finished side shall face the exterior of the lot.
- D. Fences in the Agricultural and Residential Districts which are not specifically required under the regulation for the individual zoning districts, shall conform to the following requirements:
 - i. All fences located within any of the Residential Districts shall comply with this subsection i. Such fences shall be chain link or of an ornamental nature. Ornamental fences may include split rail fences, picket fences, and other fences composed of vinyl, wood or plastic. Wire fences, other than chain-link, and barbed wire, spikes, nails or any other sharp pointed instruments of any kind are prohibited. Barbed wire cradles that face inward may be permitted for security purposes, at the discretion of the Planning Commission and Township Board, only for public utility communications, and similar facilities or equipment. The prohibition of woven wire fences shall not apply to the enclosure of animals in an

Agricultural or Suburban Farms district. (See Section 4.2 Maintenance of Animals).

- ii. With the exception of lakefront lots, fences that are located along the side and rear lot lines shall be a maximum of 6 feet in height. In no instance shall a fence over 4 feet high be placed in the front yard of a residence, or any closer than the minimum front setback line, in the case of a corner lot. On lakefront lots, privacy fences shall be a maximum of 4 feet in height and shall not be located closer than 30' to the shoreline. For purposes of this section, the shoreline is considered the ordinary high water mark. ✍



- iii. Provided that the minimum acreage requirements are met for the districts, and animals are being kept per Section 4.2.B and 4.2.C, wire or non-obscuring fences in the AG or SF Districts may be up to 6' in height, and located on all property or road right-of-way lines of a parcel of land, providing such fences are maintained in a good condition and do not result in an unreasonable hazard to persons who might come near them, nor obstruct driver visibility on adjoining roads as provided in sub-section B above.
- E. Whenever a fence is proposed in other than a residential or agricultural district, it shall require the issuance of a building permit and shall comply with the following:
 - i. The maximum height for all fences shall be six (6) feet, unless otherwise provided for in this Ordinance. Security

fences made of anodized aluminum, or other approved ornamental material, may be permitted to a maximum height of 10 feet at the discretion of the Planning Commission. Barbed wire cradles that face inward may be permitted, at the discretion of the Planning Commission and Township Board.

- ii. Open, wire fences shall be of a chain-link variety only. Plastic, vinyl, aluminum or wood slats, or similar devices placed through the wire fences, shall not be used to satisfy the requirements of this ordinance for screening or an obscuring fence.

5.13 COURT SPORTS AND SIMILAR FACILITIES

Public or private tennis or basketball courts, similar court sports facilities, or other active recreation areas shall be located not closer than fifteen (15) feet to any adjoining residential property. Night-time lighting for all such facilities shall be subject to Section 5.18.G.

5.14 GATED VEHICULAR ACCESS

The intent of this section of the Zoning Ordinance is to regulate the location and construction of gated vehicular access within White Lake Township, so as to promote safe and efficient ingress and egress of vehicles as well as to promote the health, safety, and welfare of Township residents.

- A. All permitted means of gated vehicular access shall meet the applicable standards of the current *International Fire Code* as enforced by the White Lake Township Fire Department.
- B. Gated vehicular access shall be permitted on a private residential driveway serving no more than two (2) single family residences so long as it is not otherwise prohibited by deed restrictions or the like. Gates on private residential driveways shall require issuance of a building permit from the Building Official. The permit shall be approved by the Building Official once it has been determined by the Fire Department and the Director of the Community Development Department that the following requirements have been met:
 - i. Gates shall be set back a minimum of 35 feet from the edge of the traveled lane of the adjacent roadway.
 - ii. Gates shall maintain a minimum horizontal clearance of 14 feet in width.
 - iii. Gates shall maintain a minimum vertical clearance of 13 ½ feet in height.
 - iv. Applicant shall provide information regarding the operation of the gate including – but not necessarily limited to – distance between the gate and the primary structure, activation time, opening time, closing time, and emergency services access.
 - v. The Director of the Community Development Department has determined that the gate will in no way impact traffic on the adjacent roadway or compromise safe and efficient traffic flow.

- C. No road, street, private access drive, or emergency vehicle access road within White Lake Township, either public or private, shall have its vehicular access restricted and/or prohibited by a gate or similar measure, with the exception of secondary gated emergency-services access connections included as part of an approved site plan. So-called “gated communities” shall be prohibited in all zoning districts.

- D. Gated vehicular access shall be permitted as a security measure for commercial driveways in non-residential developments, and for driveways accessing utility stations (wireless communications antennas, utility transmission structures, and the like) in all zoning districts. Gates on commercial and utility driveways shall require issuance of a building permit from the Building Official. The permit shall be approved by the Building Official once it has been determined by the Fire Department and the Director of the Community Development Department that the following requirements have been met:
 - i. Gates shall be set back a minimum of 35 feet from the edge of the traveled lane of the adjacent roadway.
 - ii. Gates shall be designed and/or oriented to provide a clear vision area for exiting traffic.

