

City Of Luna Pier – Zoning Code No. 211 – Fence Requirements



SECTION 2501 FENCES (RESIDENTIAL)

All fences of any nature, type or description hereafter erected or constructed within the residential districts of the City of Luna Pier shall conform to the following regulations:

1. No fence shall hereafter be erected in the front yard, or yard within 25 feet of Lake Erie, more than three (3) feet in height of solid or board type (50% or more opaque), nor more than forty-eight (48) inches if of chain or ornamental (less than 50% opaque).
2. No fence shall be erected in the side yard or more than six (6) feet, seventy-two (72) inches in height.
3. No fence shall be erected in the rear yard of more than six (6) feet, seventy-two (72) inches in height.
4. No solid, board or privacy type fence or wall (50% or more opaque) shall be erected closer than one (1) foot to any sidewalk or five (5) feet to any street.
5. No open, split rail or chain link type of fence or wall (less than 50% opaque) shall be erected closer than one (1) foot to any side walk or two (2) feet to any street.

There shall be no variance, unless written approval is obtained from the Zoning Board of Appeals after application to the Building Inspector in accordance with Article 28.

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 motor vehicle approaching the intersection and/or shall be installed so as to provide for a minimum of ten (10) feet for solid, board or privacy type fence or wall or five (5) feet for open, split rail, chain link type fence or wall from the corner of the intersection nearest the abutting property.

Hedges, ornamental shrubs, trees, bushes and all kind of plants shall be considered fences for the purposes of this ordinance when placed in a manner or position to serve as a fence.

Barbed wire, spikes, nails, or any other sharply pointed material used in the construction of a fence shall be prohibited within residential areas of the city: chain link fences shall be constructed with the pointed ends facing the ground.

All fences that do not meet the requirements of this Section are deemed non-conforming and subject to the requirements of Article 20.

Any person violating the provisions of this Section is subject to the enforcement provisions of Section 2608.