

CHARTER TOWNSHIP OF BANGOR
ORDINANCE #415

An ordinance to amend Bangor Township Ordinance No. 409, the Zoning Ordinance, in the following particulars: by amending Article 5.00, General Provisions, Section 5.09 Accessory Structures and Uses and Section 5.18 Fences and Walls in Residential Districts.

THE CHARTER TOWNSHIP OF BANGOR, BAY COUNTY, MICHIGAN, HEREBY ORDAINS:

SECTION 1. Section 5.09 Accessory Structures and Uses, A. General Requirements, 1. Timing of Construction of Ordinance No. 409, as amended, shall add the following sentence”

On contiguous waterfront properties, properties shall be joined together prior to obtaining a permit for an accessory building.

SECTION 2. Section 5.18 Fences and Walls in Residential Districts, A. General Fence and Wall Standards, A. General Fence and Wall Standards shall be replaced with the following:

1. **Corner Clearance**
Walls and fences shall comply with the specifications for maintenance of clear vision in Article 5.06F of this Ordinance.

2. **Height Determination**
Height is measured from the ground level adjacent to the primary structure wall, provided that fill shall not be permitted for the purpose of achieving a higher wall or fence than otherwise would be permitted.

3. **Location/Height**
Fences in the R-1, R-2, R-3, RM-1, RM-2, and RM-3 Districts:

a. **Fences and Walls on Non-waterfront Parcels**

1. The maximum height shall be six (6) feet for fences located in the front, rear or side yard and no closer than 25’ to the road right-of-way.

2. No fence exceeding four (4) feet in height shall be permitted within the area between the required front yard setback and five (5) feet from the road right-of-way. Any permitted fence within this area shall be non-obscuring.

b. **Fences and Walls on Waterfront Lots or Parcels**

1. No fence or wall shall be placed within the waterfront yard, the yard adjacent to the water.

2. The maximum height shall be six (6) feet for fences located in the side yard and no closer than 10’ to the road right-of-way.

4. **Wall and Fence Materials**
Walls shall be constructed of durable materials that are architecturally compatible with the materials used on the façade of the principal structure on the site, such as face brick, decorative block, or poured concrete with simulated brick or stone patterns.

Fences shall be constructed of good-quality materials ordinarily and customarily used in residential fence construction. Wood fences shall be constructed of red-wood, cedar, or No. 1 pressure-treated wood, or similar durable wood-like materials. Razor wire and barbed wire shall be prohibited. Page wire fences, chicken-wire fences, single-strand wire fences, fences that carry electric current, fences most suitable to contain horses and livestock, and other fences more commonly used in farming, or livestock operation shall be prohibited.

5. **Finished Appearance**
The finished side of the fence shall face the exterior of the lot and the pole side

shall face the interior of the lot.

6. Fences on Corner Parcels
On corner lots, the following regulations shall apply on the yard facing a road:

a. A six (6) foot high fence shall be permitted provided it does not extend closer to the street than any portion of the principal dwelling.

b. A four (4) foot high fence may be erected in the setback area, provided that any such fence shall be non-obscuring in design and not closer than five (5) feet to a road right-of-way.

c. An obscuring fence not more than six (6) feet in height shall be permitted in a side or rear yard setback that does not front on a road.

7. Walls on Corner Parcels
On corner parcels, walls shall not be permitted to extend closer to the road than any portion of the principal building.

8. Obstruction to Use of Adjoining Property
No fence or wall shall be erected where it would prevent, or unreasonably obstruct, the use of adjacent property. Nor shall a fence or wall be erected where it would obstruct or prevent the continued safe use of an existing driveway or other legal means of access to adjacent property. In enforcing this provision, the Building Official may require a fence or wall to be set back at a minimum distance from a driveway or property line.

9. Fence and Wall Maintenance
Fences and walls shall be maintained in good condition. Rotten, crumbled, or broken components shall be replaced, repaired, or removed. As required, surfaces shall be painted, stained, or similarly treated.

10. Permit Required
Prior to the construction of any fence or wall, property owner shall obtain a zoning permit from the Township Building official. Fences or walls located on a vacant parcel or lot, except waterfront lots, shall adhere to all the same fencing/wall zoning standards and shall obtain a zoning permit prior to construction. If a parcel or lot is vacant, the front yard setbacks shall be established by using the specific zoning setback for that area.

SECTION 3. Section 5.18 Fences and Walls in Residential Districts, D. Fences and Walls on Non-waterfront Parcels of Ordinance No. 409, as amended, shall be deleted in its entirety.

SECTION 4. Section 5.18 Fences and Walls in Residential Districts, E. Fences and Walls on Waterfront Lots or Parcels of Ordinance No. 409, as amended, shall be deleted in its entirety.

This Ordinance shall become effective immediately after the last required publication following adoption.

The above Ordinance was adopted at a regular meeting of the Township Board on the 18th day of May, 2026 and shall be published in the Pinconning Journal on or before the 27th day of May, 2026.

ROLL CALL VOTE

YEAS: Bublitz, Caldwell, Koch, Rowley, Taylor, Thomas, Wardynski
NAYS: None
ABSENT: Non

ORDINANCE DECLARED ADOPTED