



LUC MODEL ZONING TEXT

Fences and Walls

Article XXXX Definitions.

Fence or Wall. A "fence" is a barrier used as a boundary, separation, means of protection or means of controlling access, screening, confinement, or decoration. Materials commonly used include wood, wire, iron, etc. A "wall" is a solid fence or is the solid portion of a fence. A "wall" is a barrier constructed so that the vertical surface is closed, thus preventing the passage of light, air, and vision in a horizontal plane. Materials commonly used include masonry, brick, metal, wood, etc.

LUC Model Text (Zoning & Subdivision Committee; April 9, 2026)



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Section XXXX Fences and Walls.

Fences and walls are permitted in all districts, subject to the following conditions:

1. Location
 - a. Fences shall be permitted in any yard. Subject to other requirements in the Zoning Ordinance/Resolution, a fence is not prohibited by this section from being placed on a property line.
 - b. Walls shall be permitted in any yard including property lines. Subject to other requirements in the Zoning Ordinance/Resolution, a wall is not prohibited by this section from being placed on a property line.
 - c. If no structure exists on residential property, no fence or wall may project past the front building line of the average of the adjacent properties or the minimum front yard setback, whichever is greater.
 - d. No fence or wall shall encroach upon the right-of-way. No fence or wall shall be closer than three (3) feet to any right-of-way line. *Note: The setback of three (3) feet from the right-of-way may not make sense for all jurisdictions—i.e. townships without alleyways.*
2. Height.
 - a. Fences shall not exceed four (4) feet in the front yard or six (6) feet in height for other yards for residential uses.
 - b. Fences shall not exceed eight (8) feet in height for non-residential uses.
 - c. Walls shall not exceed four (4) feet in the front yard or six (6) feet in height for other yards for residential uses.
 - d. Walls shall not exceed six (6) feet in height for non-residential uses.
3. Sight Distance Requirements.
 - a. No fence or wall shall violate the sight distance requirements found in Section XXXX Visibility at Intersections.
4. Zoning Permit.
 - a. Unless otherwise stated in this Resolution, a zoning permit is required for the erection or installation of a fence or wall.

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