

STATE OF MICHIGAN  
COUNTY OF OAKLAND  
VILLAGE OF LAKE ORION  
ORDINANCE NO. 26.97

An Ordinance to amend the Zoning Ordinance, Article 15, Site Development Standards, Section. 15.04 WALLS and FENCES, to amend A. Permit Required

THE VILLAGE OF LAKE ORION ORDAINS:

Article 15 – Site Development Standards  
Section 15.04 – WALLS and FENCES

The Village Zoning Ordinance is amended to modify paragraph A. Permit Required to Section 15.04 WALLS and FENCES, and recommend by the Planning Commission, after public hearing was held on April 8, 2019:

Section 15.04 – WALLS and FENCES

**A. Permit Required**

No person, firm or corporation shall construct, replace, reconstruct, or erect any fence or wall upon any land within the Village of Lake Orion without first having applied for and obtained a permit therefore from the Zoning Administrator. The Zoning Administrator or his designee shall review the application, and if it complies with all provisions of the ordinances and codes of the Village of Lake Orion and does not violate any law of the State of Michigan, a permit shall be issued to the applicant.

Applications requesting a fence to be constructed, replaced, reconstructed, or erected on the perimeter or within three feet of the perimeter lot line must contain either of the following methods of property line verification:

- i. A certified staked boundary survey sealed by a registered land surveyor which completely describes the proposed construction as to height, type, material and location relative to property lines. The survey shall show the property line(s) along which the fence is proposed and all structures and encroachments, including driveways, within three (3) feet of the proposed fence location, OR
- ii. A mortgage survey or other verifiable site plan which completely describes the proposed construction as to height, type, material and location relative to property lines. The survey shall show the property line(s) along which the fence is proposed and all structures and encroachments, including driveways, within three (3) feet of the proposed fence location. This survey shall be accompanied by notarized consent forms signed by any adjacent property owners along which a partition fence is being constructed or installed.

VILLAGE OF LAKE ORION

By: Kenneth Van Dortfliet  
Kenneth Van Portfliet, PRESIDENT

By: Susan C. Galeczka  
Susan Galeczka, CLERK

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**CERTIFICATION**

I, Susan C. Galeczka, duly appointed Clerk of the Village of Lake Orion, Michigan, do hereby certify that the foregoing Ordinance No. 26.97 was adopted at a Regular Meeting of the Village Council of the Village of Lake Orion held on April 8, 2019 at 7:30 PM in the Council Chambers of the Village Hall at 21 E. Church Street, Lake Orion, Michigan and that a synopsis thereof was published in accordance with the provisions of the Charter of the Village of Lake Orion in the Lake Orion Review on April 17, 2019, said publication being within fifteen (15) days after adoption of this Ordinance.

Susan C. Galeczka  
Susan C. Galeczka, CMC CMMC  
VILLAGE CLERK

Dated this 18<sup>th</sup> day of April, 2019.

