



City of Novi

Residential Fence Requirements

Per Ordinance No 18.248 of Article 25, Section 2515 from the
Novi Zoning Ordinance

Guidelines for installation of fences on Residential property in the City of Novi:

- **Height:** Fences may up to a maximum height of 6 feet.
- **Location:** Fences on residential lots are allowed at the rear yard and extending along side yards toward the front of the house up to the minimum front yard setback. If an existing home extends into the required front setback, fences may extend to the front of the home.
- Fences on lots in excess of 2 acres or lots with a frontage of at least 200' within a recorded plat, must comply with the 6' maximum height requirement but may also be installed in the front yard.
- Fences must be installed on your own property. It is the homeowner's responsibility to determine the location of property lines and to verify that the fence being installed is within those property lines. The City of Novi does not intervene in property line disputes between adjacent homeowners or provide survey services.
- Fences must be approved by the Subdivision Homeowner's Association (HOA) if applicable. Many HOA's have more restrictive requirements than the City of Novi, it is important that you verify the covenants and deed restrictions of your association prior to constructing any fence.
- **Materials and Uniformity** – Fences must be constructed of uniform materials, finish and color along a property line of any parcel totaling less than 150' in length. Where a fence has a finished and unfinished side, the more decorative side shall face outward toward the adjoining property or street.
- **Prohibited materials** – Materials such as scrap tires, canvas, cardboard, asphalt style shingles, chicken wire or similar fine wire mesh, corrugated metal or sheet metal are not acceptable for use in fencing. Fences cannot contain barbed wire, or electric current.
- **Swimming Pools:** All pools must be enclosed by a fence complying with Appendix G of the 2009 Michigan Residential Code and as found in the Swimming Pool permit handout available on the City website at www.cityofnovi.org or from the Community Development Department.
- **Lots Having Water Frontage** – Fences are allowed within the front yard of waterfront lots provided that the fence is not higher than 4' and that the fence materials will not obstruct the view of the lake. Hedge row fences shall not be permitted on lots having water frontage from the front of the house to the lake.
- **Maintenance** – All fences shall be maintained in good condition, free of significant corrosion, peeling paint or finish and other damage.

For additional information or questions please contact the Community Development Department at (248)347-0415 or see the City Website www.cityofnovi.org