



(3) The maximum height of detached accessory buildings shall be one (1) story and fourteen (14) feet unless located on a residentially zoned parcel one (1) acre or greater in size, outside of platted subdivisions, where the maximum height of detached accessory buildings shall be a maximum height of twenty-five (25) feet.

(c) **Attached Accessory Buildings.** Accessory buildings that are structurally attached to a principal building by connection of walls or a roof shall be subject to, and must conform to, all regulations of this Ordinance applicable to the principal building, including setbacks and lot coverage, and not the regulations of this section. Attached garages shall not exceed the height of the living portion of the dwelling.

### Section 13.02                      Entranceways

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Entranceway structures including, but not limited to, walls, columns, and gates marking entrances to single family subdivisions, multiple family housing projects, business centers, and industrial and office parks may be permitted and may be located in a required yard, except as provided in *Section 12.02 Corner Clearance*, provided that such entranceway structures shall comply to all codes of the Township of Brownstown, and shall be approved by the Building Department and a permit issued.

### Section 13.03                      Fences and Walls

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(a) **All Districts**

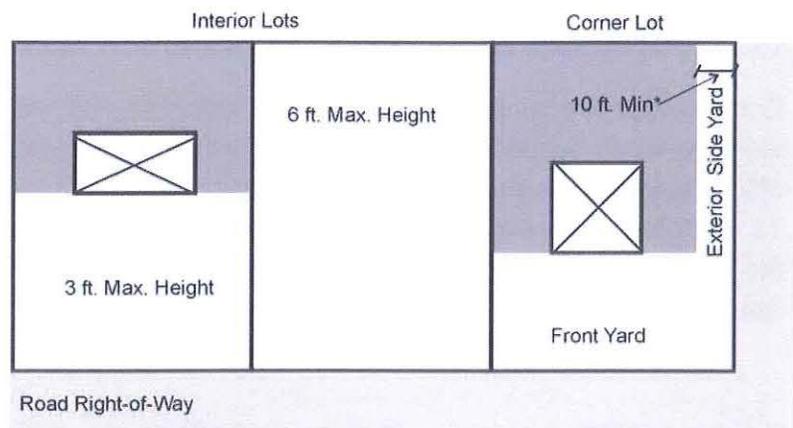
- (1) Fences and walls shall not exceed a height of six (6) feet, unless otherwise provided in this section.
- (2) Fences and walls shall not be erected within any public right-of-way.
- (3) Fences and walls may be located along a property line.
- (4) Double fencing shall be prohibited.
- (5) Fences or walls shall not be erected or maintained in such a way as to obstruct the vision of motorists exiting driveways.
- (6) Electronic fences buried beneath the ground are permitted in all districts.
- (7) Fences and walls shall not contain barbed wire, electric current or charge of electricity unless otherwise provided in this section.
- (8) All structural members of the fence or wall shall be installed to face toward the inside of the area to be enclosed, unless otherwise agreed to in writing by all affected property owners and approved by the Building Official.



### (b) Residential Districts

- (1) Fences or walls located within the front yard shall not exceed three (3) feet in height and shall be of a decorative nature.
- (2) Fences or walls located within the side and rear yard may be up to (6) feet in height and may be for decorative or privacy purposes.
- (3) On corner lots, fences or walls shall be permitted up to six (6) feet in height in the corner side yard considered by the Building Official to be secondary based upon surrounding uses and building orientation. Fences and walls shall be setback ten (10) feet from the property line except in the following instances:

- a. When abutting a major road no setback is required.
- b. When equal to or in excess of fifty percent (50%) pervious materials no setback is required.
- c. When a rear yard abuts a side yard, the fence shall be setback the minimum front yard setback of the applicable district.



\* A 10 ft. Minimum setback is required on a corner side yard unless the fence or wall abuts a major road or if it consists of 50% or more pervious materials, where a 0 ft. min. setback is required or when abutting a side yard, when the fence shall be setback the minimum front yard setback of the applicable district

- (4) Fences which enclose public or institutional parks, playgrounds, or public landscaped areas, shall not exceed eight (8) feet in height.

### (c) Non-Residential Districts

- (1) Fences and walls shall be of a decorative nature in the front yard unless otherwise provided in this section.
- (2) Chain link fences shall not be erected in any front yard, except in Industrial Districts or for essential public service buildings and storage yards. The chain link fence must be black vinyl coated.
- (3) A screening wall in accordance with *Section 13.04. (d) Screening Walls* below may be permitted in the front yard by the Building Official or Planning Commission if the Township finds that screening will enhance the appearance of the site.
- (4) Fences and walls in Industrial Districts or for essential public service buildings and storage yards shall not exceed eight (8) feet in height.
- (5) A security fence for a permitted industrial use may include barbed wire.