



## Privacy Fence Standard and Guidelines

Revision 1: February 2021

### Purpose

The purpose of the Sherwood Forest Privacy Fence Standard and Guideline is to document the preferred locations and materials used to construct fences, and the approval process within the Historic subdivisions of Sherwood Forest and Sherwood Forest Manor

### Scope

The Sherwood Forest Fence Standard and Guideline applies to all residences and lots located within Sherwood Forest and Sherwood Forest Manor subdivisions.

### Definitions

#### **Fencing**

As defined by the Detroit Historic Committee: *“fencing shall mean any living natural planting or man-made structure, not integral to any building, used as a barrier to define boundaries, screen off, or enclose a portion of the land surrounding a building”*

#### **Property Types**

- **Standard lot:** A parcel that borders no more than one road
- **Corner lot:** A parcel that borders two or more roads
- **Odd-shaped lot:** A parcel that borders two or more roads and is of unique shape.
- **Exterior lot:** A parcel that abuts Seven Mile or Pembroke roads, or backs up to the Livernois business district.

### Locations

With approval from the Sherwood Forest Board of Directors and Detroit Historic Committee:

- Standard lots can build privacy fences along the rear and side lot lines, with the fence not to extend beyond the front of the residence. The privacy fence must create an enclosed space in the rear of the property.
- Corner lots can build privacy fences along the boundaries of the lot, with the fence not to extend beyond the residence on either side of the property. The privacy fence must create an enclosed space in the rear of the property. Gates to access the back yard can front the street.
- Odd shaped lots are allowed to build privacy fences to enclose their back yard. Due to the nature of odd shaped lots, owners of these residences should meet with the SFA Historic Committee and come to an agreement regarding what will be considered the back yard of the property. When such an agreement is reached, it is to be signed and retained by both parties.
- Exterior lots can build privacy fences as follows:
  - **Lots abutting Pembroke Rd:** Privacy fences are allowed along Pembroke Rd so long as they create an enclosed back or side yard. Freestanding fences along Pembroke Rd are not allowed.
  - **Lots abutting Seven Mile Rd that do not have a Seven Mile Rd address:** Privacy fences are allowed along Seven Mile Rd if they create an enclosed back or side yard. Freestanding fences along Seven Mile Rd are not allowed.

- **Lots abutting Seven Mile Rd that have a Seven Mile Rd address:** Privacy fences are allowed along the rear and side lot lines, with the fence not to extend beyond the front of the residence.
- **Lots abutting the Livernois Business District:** On lots abutting an alley, a tight board fence or a masonry wall of a uniform height of 5 feet must be constructed on the rear lot line. Privacy fences are allowed along the side of the property, with the fence not to extend beyond the front of the residence.

## Approved Materials and Design

### Materials

As determined by the City of Detroit Historic Commission Fence and Hedge Guidelines, the following fence materials are allowed:

- Wood: flat board, picket post & rail.
  - *Stockade fencing is not allowed.*
  - Unpainted/ unfinished wood is not historically appropriate and must be painted or stained a color that complements the house.
- Cyclone or chain-link fencing
- Twisted wire with wood posts (wire mesh)
- Wrought iron, cast iron and aluminum replicating wrought iron
- Brick and stone –masonry foundations, piers and fence walls.
  - The material of any masonry wall should be compatible with that of the building it abuts.
- Hedges: size, location, and height must conform to fence size, location, and height. See section entitled ‘Historic Hedges or Living Fences’ at the below path.

For more information, please review this overview provided by the Historic Commission:

<https://detroitmi.gov/sites/detroitmi.localhost/files/2019-08/Fence%20and%20Hedge%20Guidelines.pdf>

### Height

According to the Historic Detroit Commission, maximum fence heights are:

*6 feet for side lot lines, at the front face of the house; 8 feet for rear property line; 3 feet for front yard -- applies only to corner lots on the side of the public right of way, otherwise front yard fencing is not allowed.*

**For aesthetic purposes, the Sherwood Forest Association has adopted the following maximum fence heights:**

- **Standard lots:** Fences are not to exceed **6 feet** in height.
- **Corner lots:** Fences are not to exceed **6 feet** in height along property lines that are not bound by streets, reducing to 4 feet maximum height along property lines that are bound by streets.
- **Odd shaped lots:** Fence heights are to be determined on a case by case basis, not to exceed 6 feet in any event.
- **Exterior Lots:** Fences/barriers are not to exceed **6 feet** in height along Pembroke, Livernois, or Seven Mile roads.
- **Lots with Swimming pools:** Swimming pools *must* be surrounded by a **6 foot** fence.

Deviations to fence height may be approved by the SFA Board of Directors based on necessity. Requesting a deviation should be done prior to or in parallel with submission of the project for approval.

## Approvals

To be included in the Historic Committee's monthly review and the SFA Board meeting agenda for any given month, residents must submit the following information **prior to the first day of the month** to [historic@sherwoodforestdetroit.com](mailto:historic@sherwoodforestdetroit.com). Required documents include:

- Drawing of proposed privacy fence (architectural renderings and/or diagram of property, sketch of fence design)
- List of materials to be used
- Sample of the color the fence will be painted or stained
- Images of the proposed area; Proof that historically relevant fencing, shrubbery, or other attributes that cannot be repaired will not be removed to allow for the new privacy fencing.
- *Evidence of discussion and significant attempt to reach agreement with the owners of properties immediately bordering the property.*

Upon review by the Historic Committee and SFA Board, feedback, possible requests for deviations, or a preliminary approval will be sent to the requestor.

Prior to construction, the requestor is to submit approval from the Historic Detroit Commission and necessary building permits to [historic@sherwoodforestdetroit.org](mailto:historic@sherwoodforestdetroit.org). Upon receipt, full approval from the SFA Board will be granted for the project.