

**LODI TOWNSHIP
ORDINANCE NO. 2025-002**

AN ORDINANCE ADOPTED PURSUANT TO PUBLIC ACT 110 OF 2006 AS AMENDED (MCL 125.3101 *et seq.*), TO SECURE THE PUBLIC SAFETY, HEALTH, AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF LODI, WASHTENAW COUNTY, MICHIGAN, BY AMENDING THE LODI TOWNSHIP ZONING ORDINANCE BY UPDATING SECTION 55.18 “FENCES.”

LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ORDAINS:**Section 1: Amendments, additions, and deletions to the Lodi Township Zoning Ordinance.**

That the Lodi Township Zoning Ordinance Article 55.0, Section 55.18, “Fences,” is hereby amended to read as follows:

Section 55.18 Fences.

All fences shall conform to the following:

A. General Standards.

The following shall apply to fences in all zoning districts:

1. Fences shall comply with the unobstructed sight distance standards of Section 30.206 (Corner Clearance Areas).
2. It shall be unlawful to erect a fence consisting of tires, vehicle parts, pallets, corrugated metal, geotextile fabric, plywood, trash or junk.
3. Use of razor-wire, barbed-wire, electrified-wire, spikes, and similar security materials on any fence shall be prohibited, except as follows:

Principal Use of the Premises		Approval Requirements
Rural Uses, Public Utilities, and Essential Services in any Zoning District		No Township approval shall be required, provided that the fence shall conform to applicable requirements of this Section.
Principal Use of the Premises		Approval Requirements
All Other Principal Uses in any Zoning District	Subject to Site Plan Approval per Article 44.0 (Site Plan Review).	May be approved as part of a final site plan approval, provided that the security material is determined to be necessary for security or public safety purposes by the Township Board after recommendation by the Planning Commission.
	Not Subject to Site Plan Approval per Article 44.0	Use of these security materials shall be prohibited on any fence associated with these principal uses.

B. Location and Height.

Fence height shall be measured from ground level adjacent to the highest point of the fence. Fill shall not be used for the purpose of achieving a higher fence than otherwise permitted by this Section. Where the grade is not level, the maximum fence height shall be equal to the average fence height within four (4) feet of any fence post (see illustration at end of Section 55.18).

1. Only decorative fences not exceeding four (4) feet in height may be located within any required front yard ~~area setback~~. Decorative fences are defined as those not in excess of forty-nine percent (49%) solid or impervious and constructed of wrought iron (tubular aluminum), wood or vinyl picket, or similar as determined by the Zoning Administrator.
2. Fences shall not exceed six (6) feet in height on any lot of record in any Residential Districts or Planned Unit Development (PUD) districts occupied by residential uses. Such fences shall not extend toward the front of the lot nearer than the required minimum front yard setback.

C. Maintenance.

Fences shall be maintained in good condition to not endanger life or property. Such maintenance shall be the responsibility of the property owner. Damaged or missing components shall be replaced or repaired, and exposed surfaces shall be painted, stained or similarly treated. Any fence determined by the Township to be in violation of this Section or Ordinance due to lack of maintenance or otherwise shall be removed or repaired by the owner, subject to the provisions of Section 57.09 (Violations and Penalties).

D. Existing Fences.

Fences lawfully erected prior to the effective date of adoption or amendment of this Ordinance that do not conform with provisions of this Section shall be considered nonconforming structures subject to the provisions of Article 56.0 (Nonconformities).

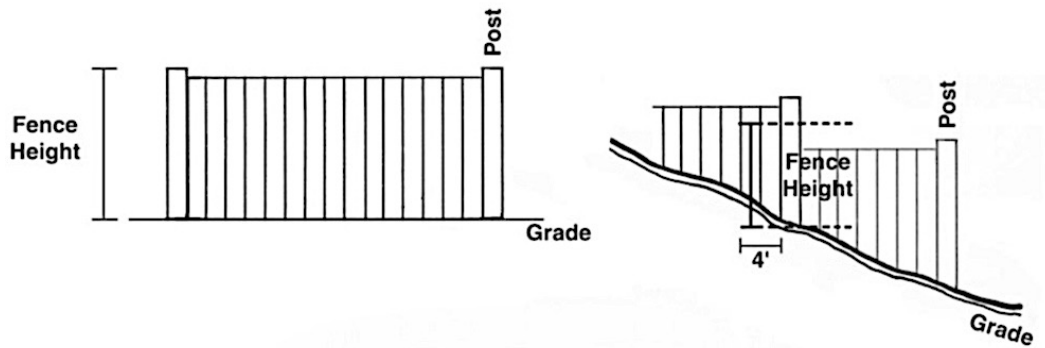
E. Approval Required.

It shall be unlawful for any person to construct, alter or relocate a fence in the Township without having first obtained all necessary permits or approvals, as follows:

1. No Township approval shall be required for fences accessory to rural uses or residential uses, provided such fences conform to applicable requirements of this Section.
2. Construction, alteration or relocation of fences for non-residential uses shall require site plan approval per Article 44.0 (Site Plan Review).

ILLUSTRATION

Fence Height



Section 2: Repeal and Savings Clause.

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed. However, the Lodi Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 3: Severability.

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 4: Effective Date.

The ordinance changes shall take effect seven days after the publication of the notice of adoption unless petition procedures are initiated under MCL 125.3402. If petition procedures are initiated, the ordinance shall take effect in accordance with MCL 125.3402.

Jan Godek, Township Supervisor

Christina Smith, Township Clerk

Clerk's Certification

I, Christina Smith, Clerk for Lodi Township, Washtenaw County, Michigan, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-002 of Lodi Township, adopted by resolution at a meeting of the Township Board of Trustees held on Tuesday, October 7, 2025, and the whole thereof now in my custody.

Christina Smith, Township Clerk

A copy of the complete ordinance text may be inspected or purchased at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan 48103. The office hours are 9:00 a.m. until noon Monday through Thursday.

Adopted: October 7, 2025

Published: October 15, 2025

Effective: October 22, 2025 subject to PA 110 of 2006 as amended.