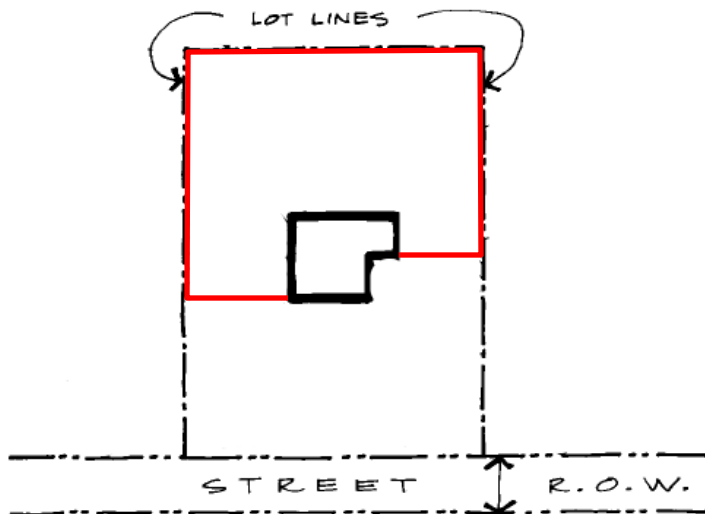


Fences

Fences require a zoning permit prior to installation. When submitting the permit the following information and documents must be provided:

- A survey or aerial photo of your property showing where the fence will be located.
- The type of fence that will be installed, e.g. wood, chain link, aluminum, vinyl.
- The height of the fence that will be installed.
- The setback of the fence from the right of way (the right of way typically ends at the side of the sidewalk closest to your house or, if there is no sidewalk, measure from the edge of the curb.) On a corner lot you must show this from both right of ways.
- If the fence is to be located in an easement, a Hold Harmless Agreement will be required. This will be provided to you after the application is reviewed. See Section 506.E. below.
- If any trees are being removed within 15' of improvements, a tree removal permit will be required but the tree will not count towards the permitted 3 trees per calendar year. See the Township website for more information about tree removal permits.



SECTION 506. FENCES, HEDGES & WALLS.

A. Location & Height Requirements.

1. Single-Family Residential Zones. Any fence, hedge, or wall enclosing a single-family residential zoned property shall conform to the following, per yard definitions in Article II, §202:
 - a. They shall not exceed six (6') feet in height from grade level in the rear and side yards.
 - b. They shall not exceed three (3') feet in height from grade level in the front yard, which shall be considered the following that is furthest from the street right-of-way:
 - i. the front-most façade of the existing house; or
 - ii. a minimum of twenty-five (25') feet.
 - c. Corner Lots. Per §401.H.1, residential corner lots shall be considered to have a primary front yard and a secondary front yard, one side yard, and one rear yard. Both front yards shall adhere to the requirements of §506.A.1.b.
 - d. Exceptions. The following exceptions shall apply to requirements of §506.A.1:

Posts. The posts of fences in the front yard may be a height of three and a half (3 ½") feet or less.

Recreational Uses. Enclosures of permitted recreational uses, except pools, may have a fence a maximum of twelve (12') feet in height if the fence is within the building setback requirements.

- e. Swimming Pools. Private residential swimming pools must be enclosed with a fence that is a minimum height of four (4') feet with self-locking gates that open out or located at the top of the pool, in accordance with the Uniform Construction Code (UCC) and §410.G.

Multi-Residential & Non-Residential Zones. Any fence, hedge, or wall enclosing a multi-residential and non-residential-zoned property shall conform to the following, per yard definitions in Article II, §202:

- a. Fences shall not exceed eight (8') feet in height from grade level in the rear and side yards.
- b. Fences shall not exceed six (6') feet in height from grade level in the front yard.

Reverse Frontage. On properties where reverse frontage situation is identified and/or mandated by subdivision or site plan approval, fences along this frontage shall adhere to the following:
A maximum height of six (6') feet is permitted.

The setback of such fence from the roadway shall be one of the following, whichever is furthest away from the right-of-way:

An approved shade tree or landscape easement line closest to the structure, or

The rear property line of the adjacent lot, or

A minimum of ten (10') feet from the street curb.

A landscape buffer, per §508.F, is provided between the fence line and street curb.

A gate shall be provided along such fence to provide access for maintenance of the landscape buffer by the property owner.

Said fence shall adhere to all other requirements in §506.

- C. Finished Side. The finished side of all fencing shall face outward.
- D. Clear Sight Distance. In no case shall a fence, hedge, or wall be permitted, unless the Zoning Officer determines that such fence, hedge, or wall does not impair necessary visibility for safe traffic movement, in accordance with §502.M.
- E. Installation within Property Lines; Encroachment. All fences, hedges, walls and/or shrubbery shall be installed up to the property lines. No fence or wall shall be installed so as to disturb underground utilities, impede the natural flow of water in any stream, swale, ditch, or other waterway, or encroach upon a public right-of-way or recorded easement, unless, in the discretion of the Zoning Officer, such encroachment will not defeat or interfere with the purpose of the easement and an appropriate release and waiver is presented as part of the application. The applicant shall be required, as part of the application to:
Secure the signed consent of the neighboring property owner that the encroachment into the easement is not objected to.
Sign a release acknowledging that if the fence, hedge, wall, etc. does defeat or interfere with the easement, that the applicant agrees to remove it, and
Hold the Township free and harmless from liability.
Allow a minimum of three (3") inches above grade to allow the natural flow of surface water onto adjoining or adjacent property and/or easement. Additional clearance may be required contingent on the drainage and swale conditions of the specific site, as determined by the Township Engineer.
- F. Retaining Walls. These restrictions shall not apply to the installation of a wall for the purpose of retaining earth.

Prohibited Types. No fence or wall shall be erected of barbed wire, topped with metal spikes, broken bottles and glass, nor constructed of any material or in any manner that may be dangerous to persons or animals.

Maintenance. All fences, hedges, walls and/or shrubbery shall be maintained in a safe, sound and upright condition, in accordance with the Township Property Maintenance Code.