

SECTION XXXIV – FENCES

(All Sections 7/1/1993, except as noted)

- 34.01 Fences shall be permitted for residential uses in all of the R-1, R-2, R-4, R-6 and R-8 residential districts with only those lots of less than two (2) acres being subject to the regulations contained in this section. Lots of two (2) acres or more in these residential districts and/or enclosing agricultural uses, shall be exempt from these regulations, except for the regulations of Section 34.06 pertaining to enclosure requirements for swimming pools, which shall apply to all lots in the Township. Fences proposed in the B-1, B-2, BX, GB, THC, THN, RD-2, S, M, or R-3 Districts or for non-residential uses permitted in the Residential Districts shall be subject to the fence requirements set forth in Section XXXVIII of the Zoning Resolution. (7/1/1993; Amended 6/15/2007 & 4/1/2011)
- 34.02 Fences shall be maintained in good condition and be structurally sound at all times without any advertising thereon, and shall be constructed so as not to obstruct visibility or cause an unsafe condition for motor vehicles, cyclists or pedestrians along any adjacent road right(s)-of-way. Property located between the fence and any property lines shall also be regularly maintained. Fences shall be split rail, basketweave, picket, board of batten, baffle, stockade, estate rail or solid wood, chain link, woven welded lawn, hinge-joint, stone, and/or brick masonry and other comparable types. (Amended 4/1/2011)
- 34.03 The smooth finished side of the fence or wall shall be the side that faces outward from the yard being fenced, and any horizontal, diagonal, or supporting members shall be on the interior side of the fence. (Amended 4/1/2011)
- 34.04 No fence in any side or rear yard shall exceed eight (8) feet in height. Where side yards adjoin public right(s)-of-way, excluding controlled access highways, fences shall comply with the regulations for fences in front yards.
- 34.05 No fence in any front yard, or in any yards adjacent to the public right(s)-of-way, excluding controlled access highways, shall exceed four (4) feet in height.
- 34.06 Permanent in-ground swimming pools shall be fully enclosed by an approved fence not less than four (4) feet in height to prevent any access to the pool except through a controlled access point. Fences for in-ground pools shall be approved as part of the zoning permit process for the pool (Section 31.02 & 31.03). Permanent above-ground swimming pools shall be enclosed by either a fence or pool wall not less than four (4) feet in height, as measured from grade at the base of the wall, to prevent access to the pool except through a controlled access point. Doors and gates shall be equipped with suitable locking devices to prevent unauthorized access. (Amended 4/1/2011)
- 34.07 No fence in any residential district shall be constructed, in whole or in part, of barbed wire, concertina wire, guard rail or be electrified.
- 34.08 Small portions of fences, such as decorative fencing used for landscaping, that are not longer than 20 feet in length, but which comply with the height and maintenance requirements of this Section, shall not require a zoning permit. (4/1/2011)
- 34.09 A Zoning Permit shall be obtained from the Zoning Inspector of the Township prior to the construction or erection of a fence. Each application shall be accompanied by a detailed drawing or drawings and other such descriptive matter as shall clearly state where the fence or wall shall be constructed or erected on the property and the proposed height. Zoning Permit applications are available in the Zoning Office. (Amended 4/1/2011)