



## Fence, Wall and Screen Requirements

A Zoning Permit is required to install a fence in the Township.

The term fence includes all types of fences, freestanding walls, hedges and similar botanical screens

All height measurements are vertical from grade (ground level) to highest part of fence, wall or screen.

It is suggested that there be a verification of the property line involved so as not to encroach on another's property. A survey may be needed. This is the responsibility of the property owner. The Township cannot be responsible for errors in boundaries.

It is suggested that fences be installed on your property as close to the property line as feasible. If a fence is placed off the line it may mean the possible acquisition of your property via "adverse possession."

### The following apply to all lots:

- a) Fences shall be located outside the road right of way and inside all property lines.
- b) Fences shall be constructed with finished side facing neighboring properties.
- c) Fences shall be installed so as to follow the natural grade level of the property or as close as possible to the natural grade. Natural grade shall be the mean level of the ground. Fences shall not exceed the allowed height for its location on the property.
- d) Fences shall not pose a health, traffic, or safety hazard. Barbed wire, electrified components or similar fencing that is likely to cause injury shall not be used in any residential district.
- e) All fences shall be maintained in an upright condition. Missing boards, pickets or posts shall be replaced in a timely manner with material of the same type and quality.
- f) Fences shall **not** interfere with any public utility or easement to a utility.
- g) Fences shall **not** interfere with existing drainage or block water from access to storm drains.

**On interior lots** (street only at front of lot), fences shall not exceed three (3) feet in any front yard or six (6) feet in any side or rear yard.

**On corner lots** (streets at front of lot and at least one side of lot), fences shall not exceed three (3) feet in any front yard or six (6) feet in any rear or side yard not facing a street. In a side yard facing a street, fences shall not exceed a height of three (3) feet unless all of the following can be satisfied":

- a. Must begin at the back of the house or primary structure.
- b. Does not create a safety hazard.
- c. Houses or buildings on property adjacent to the rear of the subject parcel shall not face the same street as the street side yard in which the fence will be located.
- d. Shall not exceed a maximum of six (6) feet from grade.

**On through lots** (streets at front and rear of parcel), fences shall not exceed three (3) feet in any front yard or six (6) feet in any side or rear yard. If the rear yard faces an adjacent front yard, the maximum height of a fence in the rear yard shall be four (4) feet.