

Section 12.16 – FENCES (rev. 10/4/2010)

A. General Requirements

1. Fence Materials

Fences shall consist of materials commonly used in conventional fence construction, such as wood or metal. Razor wire shall not be permitted. Fences which carry electric current shall be permitted only in conjunction with an agricultural use. Barbed wire may be permitted in non-residential districts, provided that the barbed wire is at least six (6) feet above the ground.

2. Finished Appearance

If, because of the design or construction, one side of the fence has a more finished appearance than the other, the side of the fence with the more finished appearance shall face the exterior of the lot.

3. Obstruction to Use of Adjoining Property

No fence shall be erected where it would prevent or unreasonably obstruct the use of adjacent property, nor shall a fence be erected where it would obstruct or prevent the continued safe use of an existing driveway or other means of access to adjacent property. In enforcing this provision, the Building Official may require a fence to be set back a minimum distance from a driveway or property line.

4. Fence Maintenance

Fences shall be maintained in good condition. Rotten or broken components shall be replaced, repaired, or removed. As required, surfaces shall be painted, stained, or similarly treated.

5. Measurement

The maximum height of fences shall be measured from ground level adjacent to the fence.

6. Fences Enclosing Utility Facilities

It is necessary to control entry into facilities, stations, and yards housing public utilities in the interest of public safety and to protect resources that are vital to well-being of the general public. Consequently, utilities are permitted to fence their facilities as necessary, regardless of the zoning district in which the facilities are located, subject to administrative review and approval.

7. Deed Restriction, Subdivision Regulations, Condominium Regulations

Property owners in a subdivision or condominium are advised to investigate whether there are deed restrictions, subdivision regulations, or condominium bylaws that regulate fences in the development, although the Township does not enforce such regulations.

B. Fence Regulations in Residential Districts

1. Location, Height, and Other Restrictions (see diagrams)

a. For parcels of land or lots which are less than two (2) acres, or which have less than 200 feet of frontage, or which are located in a subdivision plat or site condominium development:

- The maximum height shall be six (6) feet fences located to the rear of the dwelling unit, except that chain link fences shall not exceed four (4) feet in height..
- The maximum height shall be four (4) feet for fences located in the side yard.
- The maximum height shall be three (3) feet for fences located in the front yard.

- An eight (8) foot long transition fence panel is permitted to achieve a progression in height from a taller fence to a shorter fence.
 - Fences in the front yard shall be decorative and non-obscuring in design. Decorative fences include, by way of example, picket and split rail fences. Stockade, wire, and chain link fences are not considered decorative fences.
 - On corner lots the following regulations shall apply:
 - (1) On the side yard facing a street (the non-address side), a six (6) foot high fence shall be permitted provided the fence does not extend closer to the street than any portion of the principal dwelling.
 - (2) In the front yard facing a street (the address side), a four (4) foot high fence shall be permitted, provided the fence does not extend closer to the street than any portion of the principal dwelling.
 - (3) A three (3) foot high fence may be erected in the setback area, provided that any such fence shall be decorative and non-obscuring in design, as described above.
- b. For parcels of land which are two (2) acres or larger, and which have at least 200 feet of frontage, and which are not located in a subdivision plat or site condominium development:
- The maximum height shall be six (6) feet for fences located at or to the rear of the front setback line.
 - Fences between the road right-of-way line and the front setback line shall have a maximum height of four (4) feet. Such fences shall be open and non-obscuring in design, such as wire or wire stock fences.

2. Fences Enclosing Public Areas

Fences which enclose public parks, playgrounds, or similar public areas located within a developed residential area shall not exceed eight (8) feet in height, measured from the surface of the ground. No greater than twenty-five (25) percent of the vertical surface of such fences shall be opaque so as to obstruct vision.

C. Fence Regulations in Non-Residential Districts

Fences shall be permitted in non-residential districts, subject to the following conditions:

1. Location

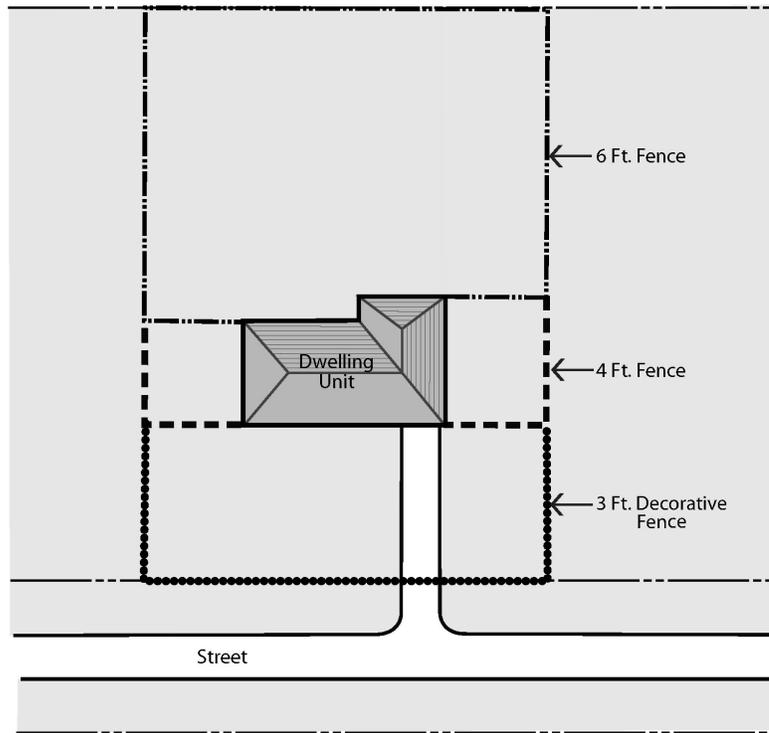
Fences shall be permitted in the rear or side yard of non-residential districts, provided that no fence extend toward the front of the lot than any portion of the principal structure. These restrictions shall not apply to agricultural uses.

2. Height

Fences in non-residential districts shall not exceed eight (8) feet in height, except that fences used to enclose agricultural lands shall not exceed four (4) feet in height.

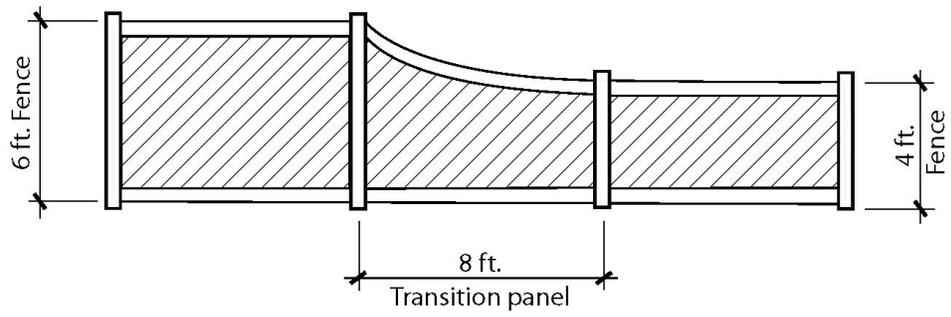
D. Walls

This section shall in no way alter or affect the requirements for walls set forth in Article 15.00.

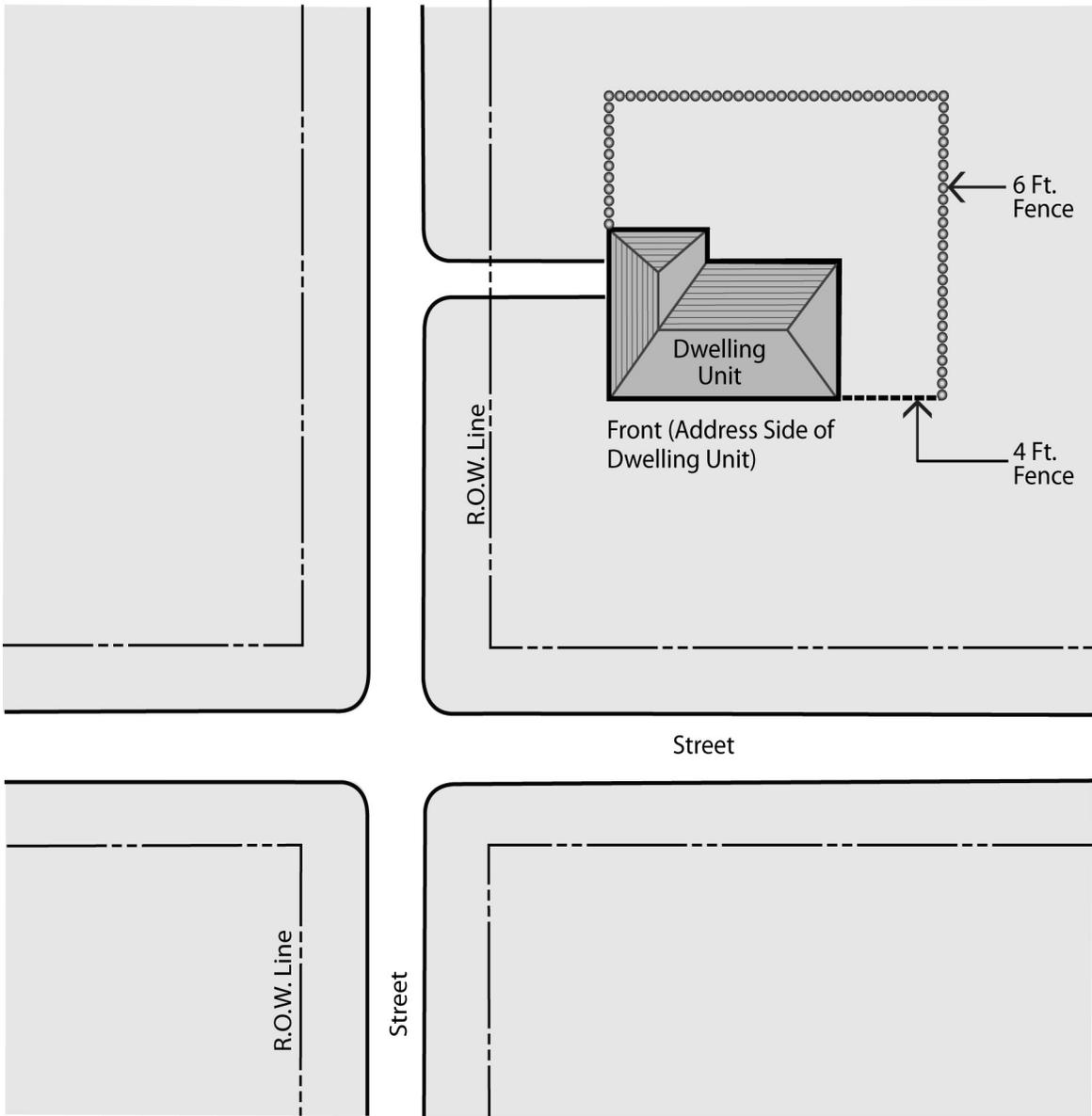


Fence regulations for parcels that:

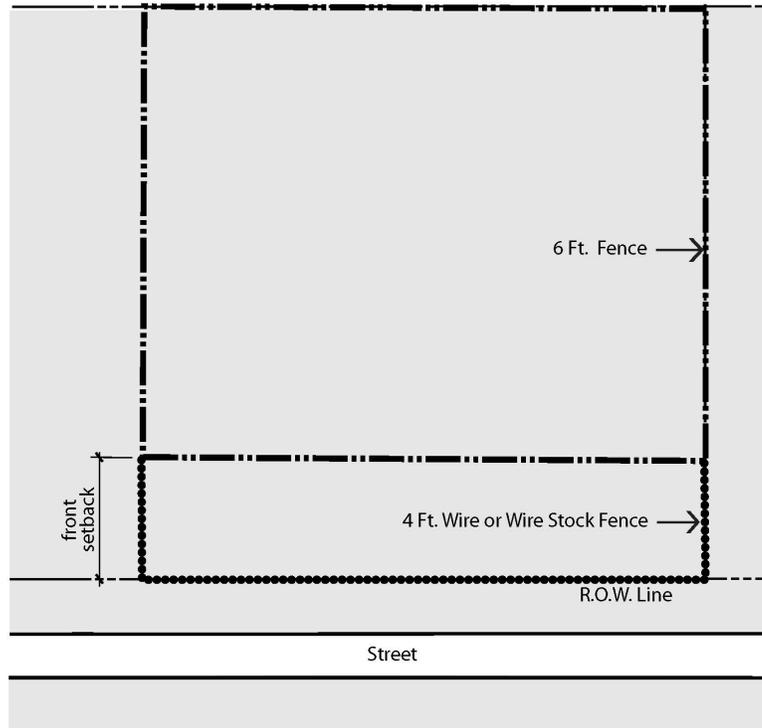
- are less than 2 acres, or
- have less than 200 feet of frontage, or
- are located in a subdivision or site condominium



Transition fence panel
Sention 12.16, subsection B.1.a



Fence Regulation for Corner Lots



Fence regulations for parcels that:

- are 2 acres or larger , and
- have at least 200 feet of frontage, and
- are not located in a subdivision or site condominium