

Section 1716. Fences.

1. General Provisions

- a. All fences installed shall be constructed solely of new materials proven to be durable, weather resistant, and easily maintained.
- b. The attaching of one fence to another back-to-back to form a single barrier is prohibited.
- c. Painted fences, in hues other than white, earth, or wood tones shall be subject to the review and approval of the Planning Commission using the standards of Section 2105.
- d. Fences not used for farm operations shall not contain barbed wire, electric current or charge of electricity. The prohibition of electrical charge or current shall not apply to electrical barriers, provided below grade, used to contain household pets.
- e. Fences must be maintained in a neat and safe condition, so as not to endanger life or property. Any fence which, through lack of repair, type of construction or otherwise endangers life or property is hereby deemed a nuisance. The Township Building Department shall notify the owner, agent, or person in control of the property on which such fence is located of the existence of such nuisance and specify the required repair or modifications to be made to render the fence safe or require that the unsafe fence or any portion thereof to be removed and shall provide a time limiting such repairs, modifications, or removal.
- f. In no instance shall the installation of a fence cause the isolation of property that is inaccessible for purposes of yard maintenance and upkeep. The Township Building Department may cause the separation between fences, or a fence and structure, or such other remedy, to ensure adequate access for cutting of grass and weeds and/or the collection of litter and debris. (Ordinance No. 80-24).

2. Residential Fences

- a. Fences on all lots of record in all residential districts which enclose property and/or are within a required side or rear yard shall not exceed six (6) feet in height, measured from the surface of the ground, and shall not extend toward the front of the lot nearer than the front of the house or the required minimum front yard, whichever is greater, except:
 - (1) On corner lots with a rear yard to rear yard relationship, a fence no greater than six (6) feet in height may be placed on the common rear property line and extended to and along the side street lot line provided it does not obstruct the vision of a drive which a vehicle may be using for purposes of parking or access to and from the property. In such cases, a 25-foot site clearance will be required or a fence installed which would allow vision through it.
 - (2) On corner lots with a rear yard to front/side yard relationship, a fence no greater than six (6) feet in height may be placed on the common property line and extended to the site street lot line only after approval by the Board of Appeals;

which approval shall be proceeded by notification of the affected property owner(s) by mail and after holding a public hearing, and following a determination that the erection of such a fence will not adversely affect the established character of the immediate surroundings. (Ordinance No. 80-50)

- b. No fence shall be located within a public right-of way or occupy a clear vision zone established by Section 1712, 3, g. No obscuring fence or wall shall be located within the front yard. Decorative fencing which does not materially impede vision shall be permitted in a front yard provided it does not exceed a height of four (4) feet, is placed no closer than two (2) feet to the front lot line or to either edge of a driveway serving the site. Non-obscuring decorative fencing does not include chain-link fencing (Ordinance No. 80-10) (Ordinance No. 80-50)