

FENCE REQUIREMENTS

FENCE – A man-made barrier placed or arranged as a line of demarcation between lots or to enclose a lot or portion thereof. The term “fence” shall be deemed to include a freestanding wall.

A Zoning Permit is not required to construct a fence.

Fences may be placed on the property line, however, Upper Hanover Township recommends that they be set far enough back off the property line so that they may be maintained from both sides.

It is the property owner’s responsibility to identify the property line/boundary and survey if needed.

Fences may not be placed in Township utility easements. If you have questions regarding easements, please contact the Zoning Officer.

Fences are further regulated as follows:

Section 814. Height Limitations of Fences and Walls

Fences and freestanding walls shall comply with the standards in this section. Building *walls* and retaining walls are not regulated by these standards.

814.1 Maximum height shall be 4 feet when located less than 5 feet outside the ultimate right-of-way line of a road.

814.2 Maximum height in all other locations shall be 6 feet, except that the height may be increased to a maximum of 8 feet if that portion of the fence or wall which exceeds 6 feet in height has a ratio of open area to solid area of at least four to one (4:1).

814.3 The Board of Supervisors may authorize walls or fences of greater height by Conditional Use, subject to the following standards and criteria:

- A. Where necessary to provide adequate protection, shielding, or screening of open storage or equipment areas, in compliance with Section 806.2, herein.
- B. Where topographic conditions require additional height to provide the same degree of privacy provided by a complying fence on level ground.
- C. The Board of Supervisors may require a setback of 10 feet or more from the ultimate right-of-way of roads or from property lines.
- D. The Board of Supervisors may require landscaping to soften the appearance of the fence or wall from surrounding properties or roads.

814.4 No fence or freestanding wall shall be permitted to obstruct sight distance at a street or driveway intersection.

814.5 Fences and freestanding walls are not required to comply with front, side and rear yard building setbacks.