

October 16, 2018

## 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 must be placed at least one foot from any property line, however, Upper Hanover Township recommends that they be set far enough back off the property line so that both sides of the fence can be maintained from within the fence owner’s property. This setback requirement does not have to be met when all owners of property that abuts the fence agree in writing to some lesser setback or no setback. In such cases, a copy of the Agreement between the owners must be supplied to the Township.

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

Fences must be erected with the finished side facing adjacent properties. The finished side shall be considered the side without structural supporting members.

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:

### **Zoning Ordinance Section § 500-814. 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.

- A. Maximum height shall be 4 feet when located less than 5 feet outside the ultimate right-of-way line of a road.
- B. 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).
- C. The Board of Supervisors may authorize walls or fences of greater height by Conditional Use, subject to the following standards and criteria:
  - (1) Where necessary to provide adequate protection, shielding, or screening of open storage or equipment areas, in compliance with Section §500-806.B, herein.
  - (2) Where topographic conditions require additional height to provide the same degree of privacy provided by a complying fence on level ground.

- (3) 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.
- (4) The Board of Supervisors may require landscaping to soften the appearance of the fence or wall from surrounding properties or roads.
- D. No fence or freestanding wall shall be permitted to obstruct sight distance at a street or driveway intersection.
- E. Fences and freestanding walls are not required to comply with front, side and rear yard building setbacks.
- F. Fences and freestanding walls shall be setback a minimum of one (1) foot from all property lines. This setback requirement does not have to be met when all owners of property that abuts the fence agree in writing to some lesser setback or no setback. In such cases, a copy of the Agreement between owners must be supplied to the Township.
- G. All fences and freestanding walls shall be erected with the finished side facing adjacent properties. The finished side shall be considered the side without structural supporting members.
- H. Temporary fences shall be constructed of wire, rolled plastic or wood lath material. Such fences are permitted only for temporary use as seasonal snow fences or on active construction sites.

## What do we do?

We are the "Call before you dig!" company for all of Pennsylvania. If you plan to disturb the earth with powered equipment, you are required by Pennsylvania law to notify the underground utility companies of your intent to do so. Notification occurs by calling 8-1-1 or 1-800-242-1776, 24 hours of the day, every day of the year.

We will then notify the utility companies nearby of your intent to dig. The utility companies are responsible to mark where their underground lines are located with colored flags, paint or chalk.

### Please Note:

- PA One Call does not mark utility lines.
- In some cases, the utility company may not mark the service lines you own.

## Why should you call?

Safe digging is no accident! If you are installing a fence or deck, or digging for a mailbox post, patio or other excavation project, it is important to Know What's Below. Dial 8-1-1 or 1-800-242-1776 before you dig. The utility companies do not want an accident, either. The best way to learn where underground utility lines are located is to call before you dig.

For more information, visit [www.pa811.org](http://www.pa811.org)



## Homeowner Quick Tips

- One easy phone call to 8-1-1 three to ten business days before digging begins helps keep your neighborhood safe.
- Call on Monday or Tuesday if you plan to dig on Saturday or Sunday.
- The utility companies will mark where their underground lines are located with colored paint, flags or chalk.
- Do not remove the flags if you see them in your yard.
- Our service is no cost to homeowners.
- Did you hire someone to install your fence, deck or new patio? Ask to see the PA One Call serial number before allowing them to dig on your property.