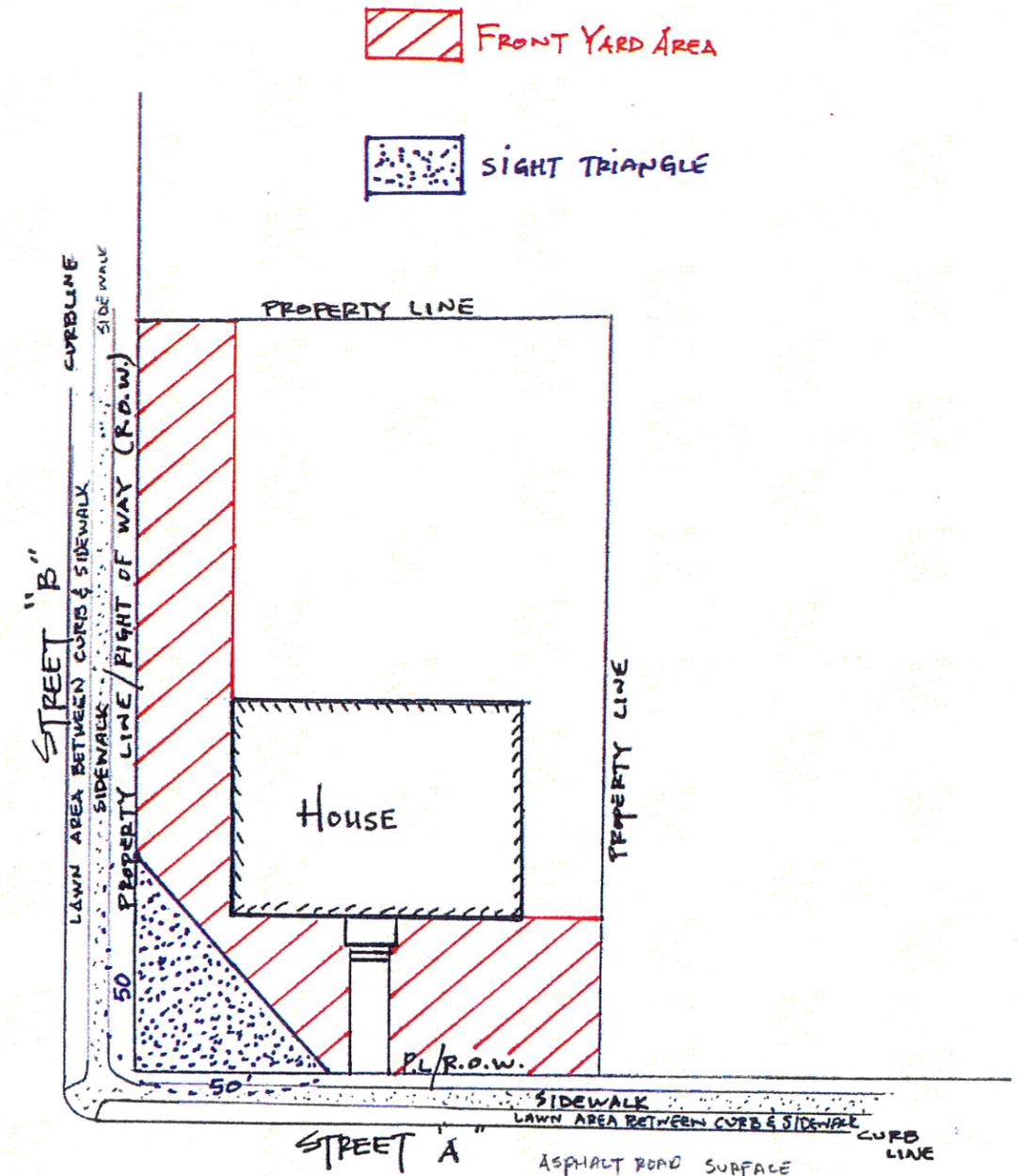


§102-120F. Fences and retaining walls. [Amended 06-16-03 by Ord. 2143]

- (1) No permit is required for the construction of any fence or wall which is four (4) feet or less in height.
- (2) No fence or freestanding wall shall exceed six (6) feet in height, if located in the rear or side yard, or four (4) feet in height, if located in the front yard. On through lots, a fence located between the street and the rear of the principal building shall be permitted to be six (6) feet high; provided, however, that within the minimum required front yard setback for such yard, the fence shall not exceed a height of (4) feet.
- (3) The height of retaining walls shall not exceed four (4) feet in height; provided that in the case of terraced retaining walls, each section shall be permitted to be four (4) feet high. The face of each section of a terraced retaining wall shall be separated by a distance at least twice the height of the higher section.
- (4) Fences in the front yard shall not be more than sixty percent (60%) solid when viewed from a point perpendicular to the fence.
- (5) When a fence contains a finished or preferred side and an unfinished or less preferred side, the finished or preferred side shall face the street and adjoining properties, as applicable, depending upon the location of the fence.
- (6) No fence shall use hazardous materials such as barbed wire, ribbon wire, broken glass or other sharp edges, and no fence shall be electrified so as to produce a shock to any person touching the fence.
- (7) All construction sites and building lots located within the B-1 and B-2 zone districts with one hundred (100) feet of street frontage or less shall be either landscaped or enclosed with a solid PVC or stockade fence that is between six (6) and seven (7) feet high or as approved by the Borough Planner. The landscaping shall consist (at a minimum) of the lot being graded, top soiled and seeded. Where applicable, soil erosion control measures as required by the Soil Conservation District shall be employed. Landscaping shall only be performed during the growing season (May to October). Through landscaping, the site shall be free of debris, rocks, and have a vegetative ground cover of at least eighty-five percent (85%) of the lot square footage. In addition, the lot shall be capable of being mowed. Vegetative cover shall be achieved within thirty (30) days of seeding. The property owner shall maintain the fencing and/or landscaping including trash removal. Construction sites and building lots with more than one hundred (100) feet of street frontage shall be fenced and/or landscaped. The height and type of fencing (including landscaping) to be performed shall be determined by the Borough Planner. [Added 4-6-09 by Ord. 2292]

§102-117I. Physical or visual obstructions to street traffic.

- (1) On any corner lot, no fence, planting or other visual obstruction shall be permitted which is greater than thirty (30) inches in height above the centerline of the street opposite the point in question and which is located within a triangle fifty (50) feet on each side formed by the street right-of-way lines or projections thereof from their point of intersection.
- (2) No fence or shrubbery shall be permitted to encroach into the street right-of-way. Tree branches which encroach into the right-of-way shall be maintained to ensure unobstructed vision and physical clearance for a distance of at least eight (8) feet above the ground or sidewalk elevation.



- Fences in the front yard area can not exceed 4 feet in height and must be a minimum of 60% open (i.e. picket style, not a solid fence or board on board).
- Fences and any other structures or plantings can not exceed 30 inches in height if located within the sight triangle.

FENCES ON CORNER LOTS
NOT TO SCALE

Reference §102-117I and §102-120F

Prepared by: FV
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