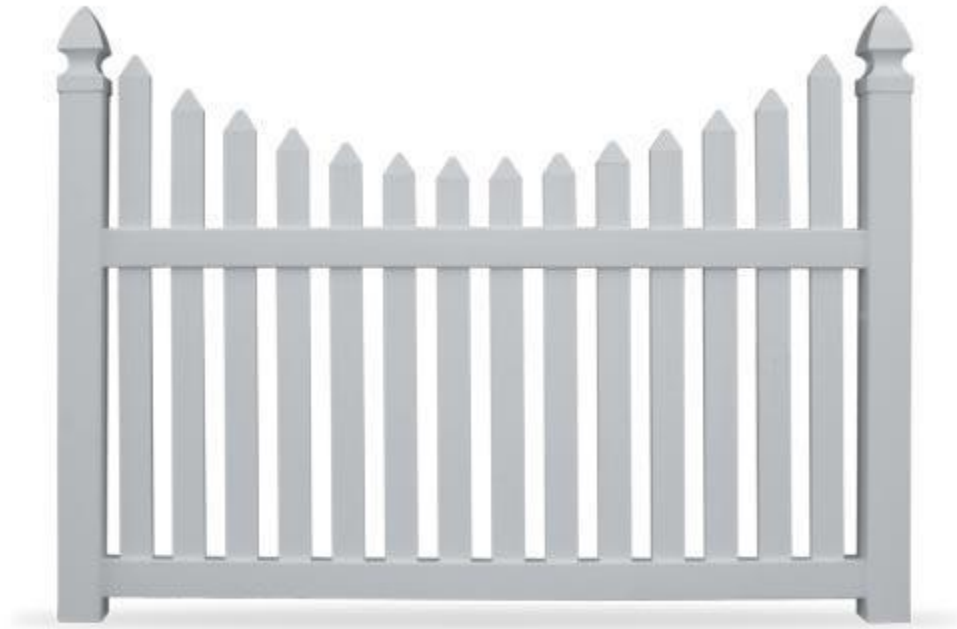


PALMER TOWNSHIP, PENNSYLVANIA

Fence and Wall Zoning Regulations

Based on Palmer Township's Zoning Ordinances

(Designed and Printed January 2012)



THE USE OF THIS PACKAGE IN LIEU OF SUBMITTED DRAWINGS APPLIES TO RESIDENTIAL FENCES. FENCES MUST BE CONSTRUCTED IN CONFORMANCE WITH PALMER TOWNSHIP'S ZONING ORDINANCES AND THE INTERNATIONAL RESIDENTIAL CODE, WHICH SUPERCEDES ANY DISPREPANCY LOCATED HERE WITHIN.



FENCE — A man-made barrier placed or arranged as a line of demarcation, an enclosure or a visual barrier that is constructed of wood, chain-link metal, vinyl or aluminum and/or plastic inserts. Man-made barriers constructed principally of masonry, concrete, cinder block or other materials shall be considered a wall. The term "wall" does not include engineering retaining walls, which are permitted uses as needed in all districts. The terms "fence" and "wall" do not include hedges, trees or shrubs. (amended 12-17-2001 by Ord. No. 2001-311)

FENCES, WALLS, HEDGES

- (a) Unless otherwise stated, these uses shall be allowed in all districts.
- (b) Setback from roads. No fence, structure, wall or continuous hedge shall be located within the existing right-of-way of a public street. In addition, the sight-distance requirements of § 190-194C shall be satisfied (see Figure 1).
- (c) Fences.
 - [1] Any fence located in the required front yard of a use in the LDR, MDR, HDR or HDR-II Districts or of any primarily residential use shall have a minimum ratio of 1:1 of open to structural areas and shall not exceed four feet in height. Such fences shall be of split-rail or picket-fence type of wood construction.

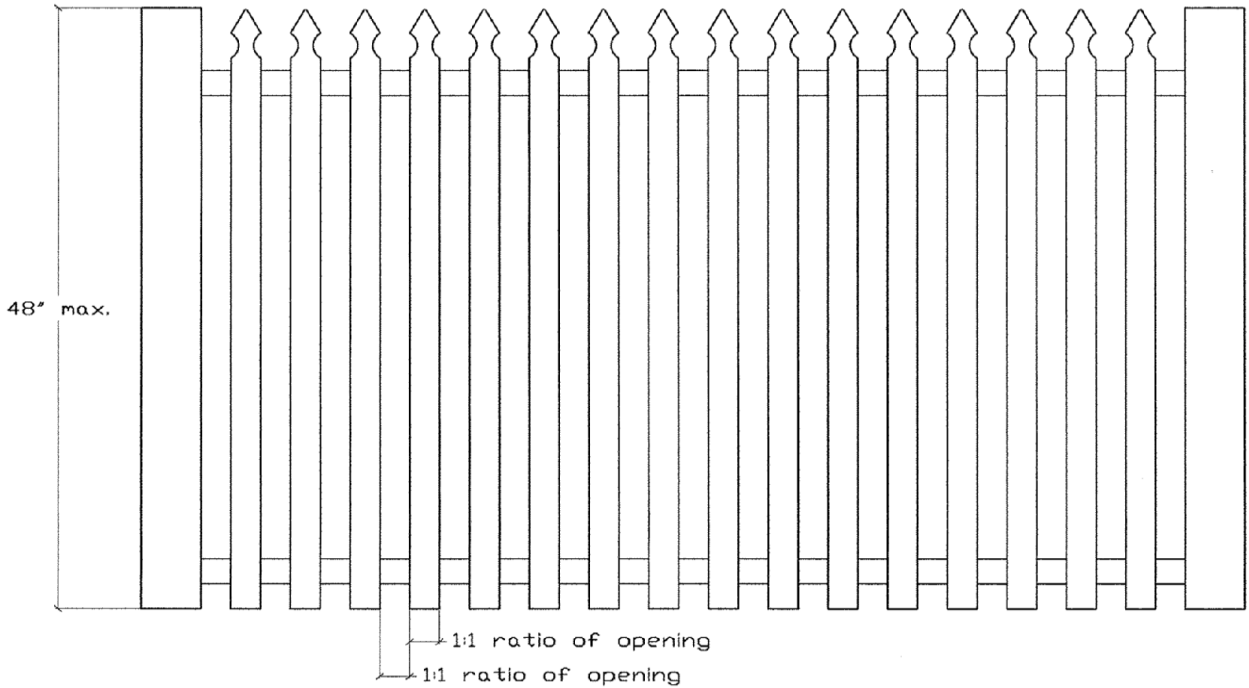


Figure 1: Example of open ratio 1:1

- [2] Fences may be located on a lot line.
- [3] A fence that is not regulated under Subsection E(7)(c)[1] above or Subsection E(7)(c)[4] below may have a height of up to six feet and may be solid.
- [4] For nonresidential principal uses or within the RA districts, fences may have a maximum height of nine feet.
- [5] A fence of up to 10 feet may be allowed in a rear yard in any district for the sole purpose of enclosing a court for racquet sports.
- [6] If one side of a fence is more finished or flatter than another side of a fence and the fence

faces onto an abutting dwelling or street, then the more finished or flatter side should face onto the abutting dwelling or street.

[7] Barbed wire or electrified fences shall not be used surrounding a dwelling.

If a property is located on a corner, front yard setbacks occur for any property line abutting a street, which relates to the sight triangle.

C. Sight distance (or triangle). – An area required to be kept free of visual obstruction.

(1) Sight distance at intersections.

- (a) Purpose. To ensure that traffic passing through an intersection or turning onto a street can safely see oncoming traffic.
- (b) A triangular area as described in this section shall be graded and shall be kept free of sight obstructions between the ground level and a height of 10 feet above the center-line grade of the intersecting streets, including structures, nontransparent fences, vegetation and signs (but not including mowed grass, posts of official signs which must be located in the sight triangle because of their function or the trunks of existing trees whose branches are kept clear of the sight triangle). [Amended 12-17-2001 by Ord. No. 2001-311]
- (c) This sight distance triangle shall be shown on development plans submitted to the Township and be shown on any plan required to be recorded. Such triangle shall serve as a permanent setback line for all such visual obstructions and shall be binding upon present and future owners of the land.
- (d) Such triangular area shall be bounded by the intersecting street center lines and a diagonal connecting two points, one which is at each end of the center lines of each street as follows:
 - [1] One hundred fifty feet from the intersection of such street center lines, if either street is an arterial street (see Figure 2).
 - [2] One hundred feet from the intersection of such street center line if either street is a collector street (see Figure 2).
 - [3] Seventy-five feet from the intersection of such street center line if both streets are local streets (see Figure 2).

(2) Sight distance at intersections of driveways or accessways with streets.

- (a) A triangular area as described in Subsection C(1) above shall be graded and shall be kept free of sight obstructions between the ground level and a height of 10 feet above the center-line grade of the intersecting driveway, accessway or street, including structures, nontransparent fences, vegetation and signs (but not including mowed grass, posts of official signs which must be located in the sight triangle because of their function or the trunks of existing trees whose branches are kept clear of the sight triangle). [Amended 12-17-2001 by Ord. No. 2001-311]
- (b) This sight distance triangle shall be shown on development plans submitted to the Township and be shown on any plan required to be recorded. Such triangle shall serve as a permanent setback line for all such visual obstructions and shall be binding upon present and future owners of the land.
- (c) Such triangular area shall be bounded by the intersecting street center lines and a

diagonal connecting two points, one of which is at each end of the center line of each street, accessway or driveway 30 feet from the intersection of such center lines.

- (d) No sign shall be placed or vehicle parking located in such locations that would obstruct clear sight lines necessary for the safe movement of traffic out of any driveway or accessway onto a street.

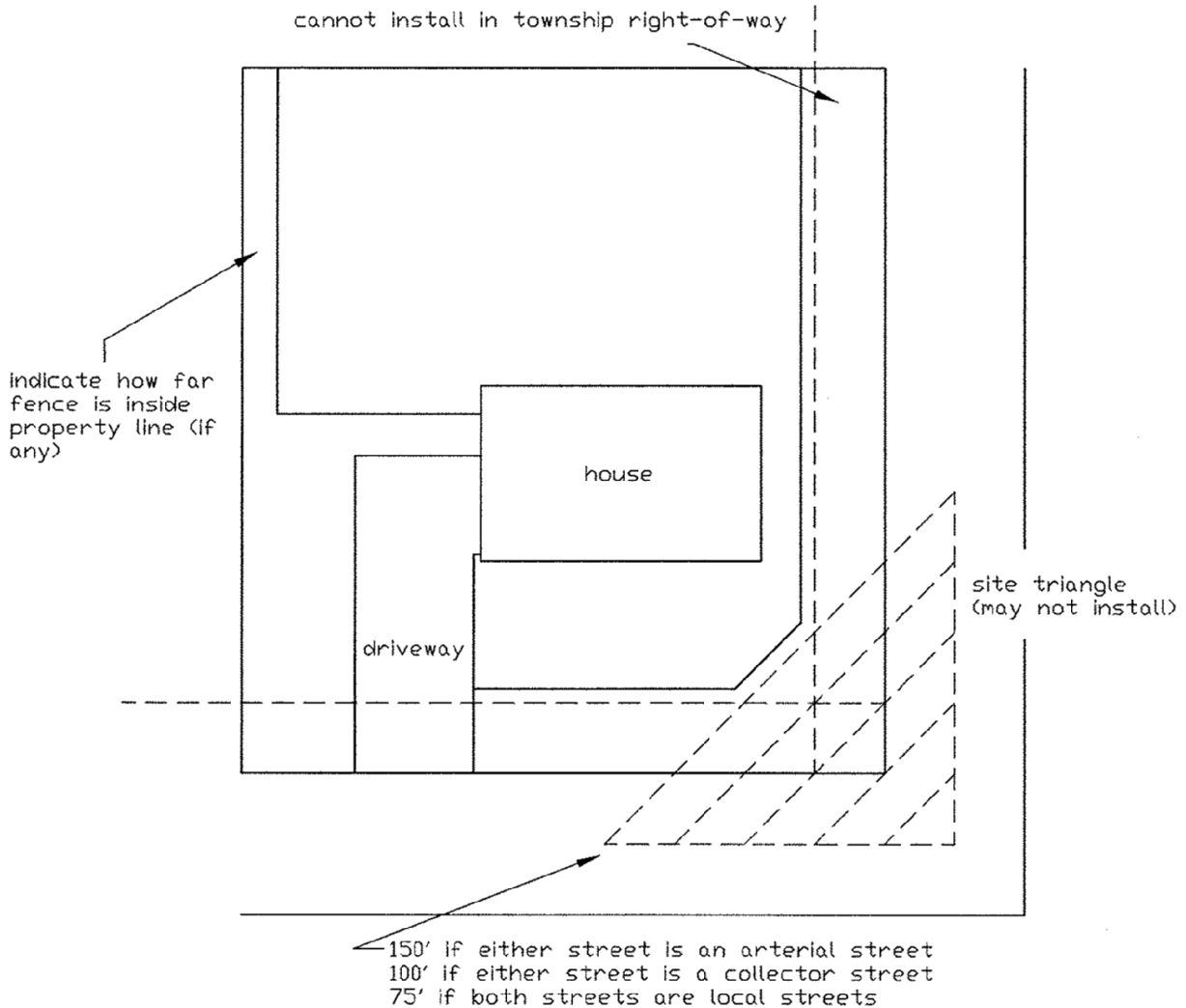


Figure 2

RETAINING WALLS

Retaining walls that are not laterally supported at the top and that retain in excess of 24 inches of unbalanced fill shall be designed to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against later sliding and overturning. Engineering retaining walls to hold back slopes of earth shall be permitted upon approval of a zoning permit containing a complete set of construction plans. Guards may be required (check with Building Official).

Any wall higher than three (3) feet in the required front yard of a residential use in the LDR, MDR, or HDR districts shall require a special exception, and shall be permitted only if compatible with the character of the area.

Walls may be one (1) foot in height for every two (2) feet they are set back from a lot line, up to a maximum height of six feet. All walls shall be architecturally compatible with the structure and the landscape.

PERMIT APPLICATION SUBMITTALS

Site plan and fence/wall details are required to be submitted when applying for a fence permit. The site plan must include the fence in reference to the house and property lines (see example below). This shall indicate the setbacks of the fence/wall, if any, from the property lines. Any misrepresentation will be handled by our Zoning and Building Department and may impose violations, fines and the removal of such installed structures.

Fence details including the size, measurements and cost of the materials of the fence or barrier shall be included when applying for a permit. If a contractor is installing a fence, please supply contractor's name, address and phone number.

Once one has applied and paid for the permit, it will undergo the approval process. The zoning and building departments shall have 15 days to review each application and contact the owner or agent with any questions/concerns. When the permit is approved, it will be mailed to the applicant's house. Please post such permit in a window/door visible from the street during the construction project.

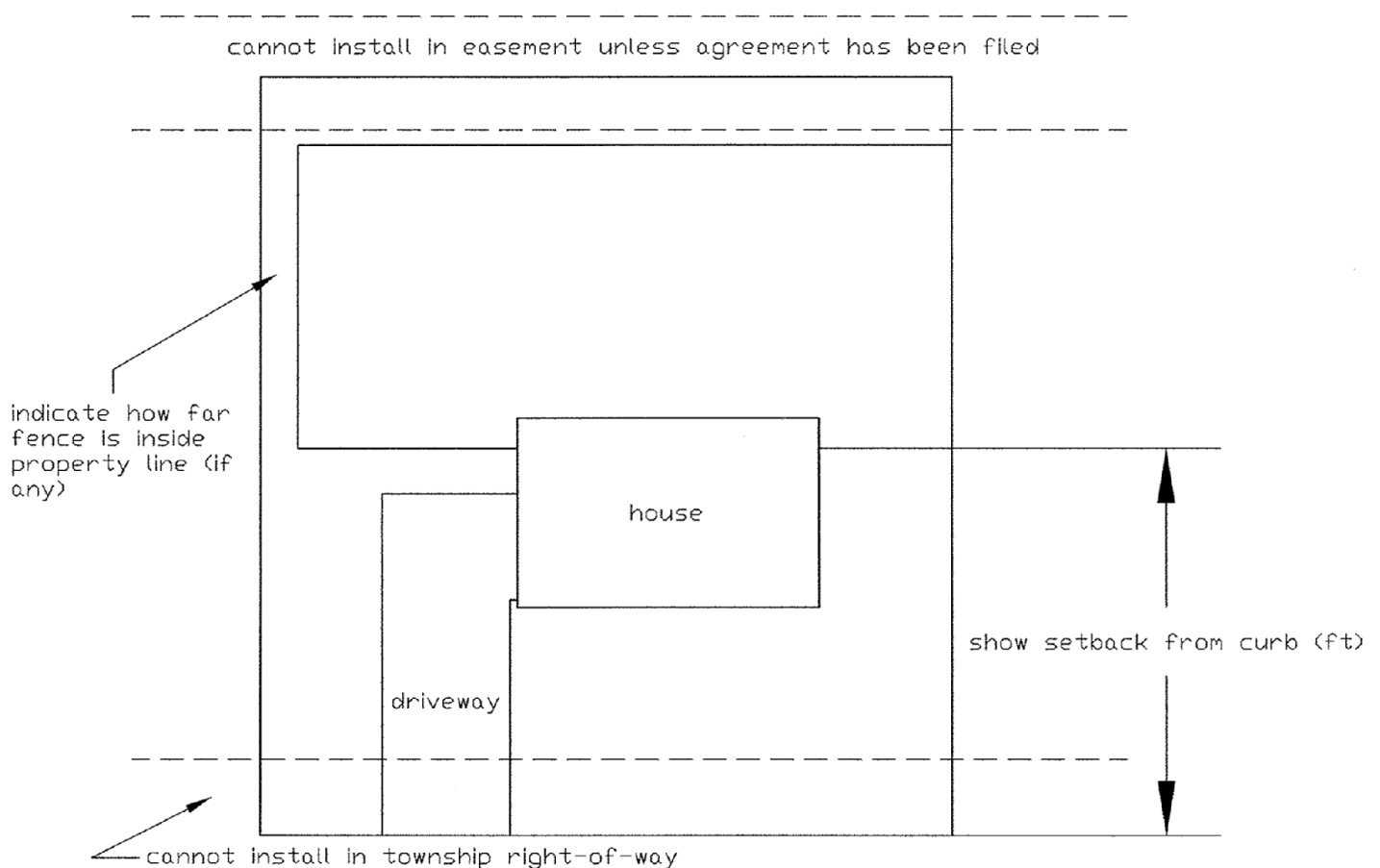


Figure 3: Example of Plot Plan

Permit price for fence: (call for price)
Permit price for wall: (call for price)