



LOWHILL TOWNSHIP

FENCE INSTALLATION GUIDELINES

- **A ZONING PERMIT IS REQUIRED** for all new installations and/or replacements and must be completed BY CONTRACTOR DOING THIS WORK; OR OWNER, IF NO CONTRACTOR IS INVOLVED. (Note: If a contractor is doing installation, proof of workers' compensation coverage is required).
- A detailed site plan must be submitted showing property lines and what surrounds property (i.e. neighbors, streets, alleys), all existing structures on lot (i.e. shed, deck, pool, garage), the location, type and height of proposed fence with the distance from property lines.
- Fences and walls shall not exceed six (6) feet in height in side or rear yard areas. Fences in a front yard shall be no more than four feet in height on any lot less than 1.5 acres and may be up to six feet in a front yard on lots more than 1.5 acres. All front yard fences shall be transparent in style such as black wrought iron or black aluminum or wooden post and rail/post and board. Fences made of chain link or an opaque privacy style fences shall be prohibited within any front yard.
- No fence shall be fitted with barbed wire or razor wire. Electric fences must be permitted and clearly marked fifty (50) ft and as determined by the Township.
- The fence shall not unsafely obstruct the view of a vehicle operator entering or exiting a driveway within a clear sight triangle. Fences and walls shall be no closer than two (2) feet to a property line unless there is a letter of consent from the adjacent property owner in which case they may be positioned on the property line. An exception is along the common property line where there is a common wall for single-family attached dwellings and semidetached dwellings where fences will be permitted within the property boundaries up to the property line.
- In no case shall any fence or wall be located in the ultimate street right-of-way or interfere with a clear sight triangle of any driveway or intersection nor shall fences or walls obstruct a clear sight distance area. No fences are permitted in utility or drainage easements.
- All finished sides must face out. Cross beams, support posts always face inside owner's property.
- Fence must be 24" within the owner's property line and may not constitute a vision obstruction within any clear site triangle.

SAMPLE SITE PLAN FOR A FENCE INSTALLATION

REMEMBER you MUST call PA One
Call (811) before ANY excavation begins!

