

450 FENCE, HEDGE, WALL AND BUFFERING REQUIREMENTS

The following regulations shall govern the placement and/or construction of fences (and to include all hedges, walls, and buffers).

Fences shall be permitted in all residential districts with only those lots of less than one (1) acre being subject to the regulations contained in this section. Lots of one (1) or more and/or enclosing agricultural uses, shall be exempt from these regulations, except for the regulations in **Section 484 - Requirements for Swimming Pools**, which shall apply to all lots in the township. Fences shall be maintained in good condition without any advertising thereon, and shall be constructed so as not to obstruct visibility or cause an unsafe condition for motor vehicles, cyclists or pedestrians along any adjacent road right-of-way. Fences shall be split-rail, basketweave, picket, board of batten, baffle, stockade, estate rail or solid wood, chain link, woven, welded lawn, hinge-joint, stone and/or brick masonry and other comparable types.

On all side, front, or rear yard fences of the supporting rails and posts, the rough and unfinished sides of the fence shall face the interior of the property of the owner(s) of the fence.

No fence in any side or rear yard shall exceed six (6) feet in height in the following districts; agriculture, residential, or conservation, and ten (10) feet in light business, general business, and manufacturing, Planned Unit Development (PUD) as part of the review process. Where side yards adjoin public rights-of-way, excluding controlled access highways, fences shall comply with regulations for fences in front yards.

No fence in any front yard, or in any yards adjacent to public rights-of-way, excluding controlled access highways, shall exceed two and one-half (2-1/2) feet in height. No fence in any residential district shall be constructed in whole or in part, of barbed wire, concertina wire, guard-rail or be electrified. Barbed wire, concertina wire, guard rail or electrified fencing shall be allowable in “Agriculture” districts only.

No fence shall restrict visibility in any district. Nothing shall be erected, placed, in such a manner as to impede vision in relation to vehicular or pedestrian traffic. On corner lots in any district, nothing shall be permitted which will materially impede vision between the height of two and one-half (2-1/2) and ten (10) feet above the centerline grades of the intersecting streets in the area bounded by the right-of-way lines of such corner lots and a line joining points along said rights-of-way lines fifty (50) feet from the point of intersection of the two (2) streets. [See figure 1 – last page]

455 BUFFER REQUIREMENTS

Buffering is required in the “Light Business”, “General Business”, and “Manufacturing” Districts where they abut residential zoning districts. For the purposes of this section, a buffer includes solid fences, (minimum of six (6) feet, barriers, screens, or vegetative plantings that will upon maturity attain a height of six (6) feet and block visibility and light. Building plans shall be submitted along with the application for a zoning certificate.