



Fence Guide

ZONING PERMITS ARE REQUIRED FOR FENCES LESS THEN SIX FEET IN HEIGHT

In Residential Zoning Districts, fences no greater than six (6) feet in height shall be permitted in rear or side yards. The fence may extend up to the property line.

In Residential Zoning Districts, as well as a “residential use” in a mixed-use zoning district, fences which contain openings equal to at least seventy-five percent (75%) of the area of the fence and which are not more than 42 inches (or 3.5 feet) in height shall be permitted in a front yard of a lot. Chain link fences are not permitted in front yards.

An easement agreement from the Township is required for any fence that will be located within or will cross over an easement. There is a \$350.00 fee for the agreement. Please contact the Department of Community Development at 724-693-3080 or via email at commdev@north-fayette.com for information and to apply for the agreement.

SPECIAL NOTE

If your property is located on a corner lot (when two (2) yards face a street) the side yard that also fronts a street is considered a front yard as well and must meet the front yard fencing requirements. (In this case, your property has two (2) front and two (2) side yards).

Per the above fencing requirements, privacy fencing is not permitted in front yards. Thus, a variance from the Zoning Hearing Board would be required for a privacy fence of no greater than six (6) feet in height if it is going to be located in one of the front yard areas fronting a street. Please contact the Department of Community Development at 724-693-3080 or at commdev@north-fayette.com for additional information or to apply for a variance. Please see sketch below to better illustrate this situation.

