

## Fence Guide

### **ZONING PERMITS ARE REQUIRED FOR FENCES SIX FEET IN HEIGHT OR LESS. A BUILDING PERMIT IS REQUIRED FOR A FENCE GREATER THAN SIX FEET IN HEIGHT.**

In Residential Zoning Districts, fences six (6) feet or less 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 42 inches (or 3.5 feet) in height or less 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 fee for the agreement. Please contact the Department of Community Development at 724-693-3080 or via email at [communitydevelopment@northfayettepa.gov](mailto:communitydevelopment@northfayettepa.gov) for information and to apply.

### **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 six (6) feet in height or less if it is going to be located in one of the front yard areas fronting a street - see image below. Please contact the Department of Community Development at 724-693-3080 or at [communitydevelopment@northfayettepa.gov](mailto:communitydevelopment@northfayettepa.gov) for additional information or to apply for a variance.

