

Fence

****No Permits are required for Fences****

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, fences which contain openings equal to at least seventy-five percent (75%) of the area of the fence and which are not more than three (3) feet in height shall be permitted in a lot's front and/or side yards.

An easement agreement from the Township is required for any fence that will be located within or cross over an easement. There is a \$250.00 fee to have the agreement recorded. Please contact the Director of Community Development, Ms. Laura Ludwig at 724-693-3104 or lludwig@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 6-feet in height if it is going to be located in one of the front yard areas fronting a street. Please contact the Director of Community Development, Ms. Laura Ludwig, at 724-693-3104 or lludwig@north-fayette.com for additional information and to apply for a variance. Please see sketch below to better illustrate this situation.

