

Commercial Township Land Development Regulations Ordinance

- E. There shall be no external entrance that faces a street and that is separate from any other external entrance to any dwelling in the same structure on the same lot facing the same street, but this restriction shall not apply to two (2) or more entrances in existence on the date of this Ordinance's enactment. In addition, the present existing exterior architectural design of the original dwelling shall be maintained to the greatest extent possible to preserve the single-family dwelling character and adjacent residences in the neighborhood.
- F. Each dwelling unit resulting from such conversion shall be provided sufficient off-street parking in accordance with Section 8.8.

8.3 Fences, walls and hedges Fences, walls and hedges may be erected, altered or reconstructed in accordance with the following regulations:

- A. In any zoning district, fences, walls and hedges may be located within yard areas so long as they do not encroach on public rights-of-way or neighboring properties and subject to the following:
 - 1. Any fence, wall or hedge along the sides and front edge of any front yard area shall not exceed a height of two and half (2.5) feet, or four (4) feet where the fence, wall or hedge is not more than twenty-five percent (25%) opaque. In all other areas of the property, a fence, wall or hedge shall not exceed six (6) feet in height with the exception of fences required for tennis courts, swimming pools and dog runs which in all such cases may not exceed ten (10) feet in height.
 - 2. All fences shall be located one (1) foot from any property line.
 - 3. All fences, walls and hedges shall be in conformance with the provisions of Sections 6.12, "Visibility at intersections," and 10.4AB, "Visual obstruction."
 - 4. Fences and walls in excess of six (6) feet in height shall require zoning and construction permits. All retaining walls require a zoning and construction permits.
 - 5. For purposes of this Section, a "hedge" shall be defined as any clustering or configuration of plant material in such a manner as to permanently or temporarily prohibit or inhibit unrestricted travel between properties or portions of properties or between the street or public rights-of-way and a property.
 - 6. All hedges shall be planted at a distance from the adjoining property equal to the full growth diameter of the plant used in said hedges plus two (2) additional feet so as to prevent overhang or over growth onto adjoining properties. All hedges shall be kept neatly trimmed so as to prevent overhang or intrusion onto adjoining properties, sidewalks, or public rights-of-way.
 - 7. With the exception of a commercial farm operation and in accordance with the provisions of Section 9.4, "Keeping of animals and livestock, and land use activities involving animals," no pen for the keeping of animals regardless of the time period said animals are to be so confined, shall be located closer than ten (10) feet from any property line and shall be prohibited in the front yard area of any lot. For purposes of this subsection, a pen shall be defined as a small enclosure of one hundred (100) square feet or less in which livestock or other animals are kept.
- B. The Land Use Board may modify the above noted requirements of this Section upon request wherein it is deemed reasonable and appropriate to require the installation of a buffer between two (2) properties in order to shield a residential use from a non-residential use on an adjoining property, a historic site or structure from a more contemporary styled structure or a use deemed

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incompatible with the said adjoining historic site or structure, or from some objectionable condition or nuisance reasonably expected such as, but not limited to, a heavily traveled thoroughfare, to provide privacy to a residential property, create a barrier to intrusions of noise, glare, trash or trespass by persons, animals or vehicles or to protect a historic structure or site from new construction .

- C. At the intersection of two (2) or more streets or a driveway and a street in any zoning district, no fences, walls or hedges which is higher than three (3) feet above curb level, shall be permitted within a sight triangle area as provided in Sections 3.3 and 10.4Y.5. If no sight triangle easement exists, the Zoning Officer may deny a permit for a wall or fence for a lot so located when he determines the proposed fence or wall could create a hazard to vision. If such denial of a permit is appealed per Section 4.6G.1, the Land Use Board shall request a review by the Board or Township Engineer prior to making its decision.
- D. Construction. All fences shall be constructed in accordance with the following standards:
1. The following fences and fence materials are specifically prohibited: razor-wire fences, sharp pointed fences, canvas, and cloth fences. Commercial and industrial uses may have fences topped with a protective wire.
 2. All fences shall be constructed in a manner which shall not be dangerous to persons or animals.
 3. All fences shall be permanent construction and shall withstand a wind load of fifteen (15) pounds per square foot.
 4. All fences shall be constructed or installed with stringers facing inwards.
 5. Whenever an electrified fence is to be installed adjacent to a residentially zoned or used property (that is defined for purposes of this Section as a lot that has a dwelling upon it), said fence shall have a non-electrified fence installed between it and the property line for the entire distance of said property line so as to prevent children or animals from accidentally coming into contact with the electrified fencing. This provision shall not apply to a bona-fide farm.
- E. Every fence or wall shall be maintained in a safe, structurally sound, upright condition and in accordance with the approved fence plan on file with the Construction Official or Zoning Officer. If the Zoning Officer or Construction Official, upon inspection, determines that any fence or wall or portion of any fence or wall is not being maintained in a safe, structurally sound, upright condition, said Officer or Official shall notify the owner of said fence or wall in writing of his findings and state briefly the reasons for such findings and order such fence or wall or portion of fence or wall repaired or removed upon notice from the Zoning Officer and within the period of time set by said Officer in said notice.
- F. No fence or wall hereafter erected, altered or reconstructed in any residential zoning district shall exceed the height restrictions set forth in this section. In all other zoning districts, fences shall not exceed ten (10) feet in height unless specifically approved as part of development review by the Land Use Board.
- G. The foregoing restrictions shall not be applied so as to prevent the erection of an open wire or chain link fence exceeding fifteen (15) feet in height above ground level anywhere within a public park, public playground or public school property. These restrictions shall also not be applied so as to restrict the erection of a wall for the purpose of retaining earth subject to the