

Section 610: Fences and Walls

A. Height and Location: Fences, walls, and other screens may be erected in any yard subject to the following height requirements, with height measured from the existing ground elevation:

1. Front yard and side yard between the front yard and rear building line – maximum of four (4) feet.
2. Corner Lot: Front yard and side yard between the front yard and rear building line – maximum of four (4) feet. Side or rear yard – six (6) feet maximum provided the ratio of solid to open portion does not exceed 1:2.
3. Side or rear yard – six (6) feet maximum provided the ratio of solid to open portion does not exceed 1:2.
4. Fences, screens, or living fences up to ten (10) feet in height may be approved by the Zoning Hearing Board for any yard of a public school, recreational facility, or public building provided that the ratio of solid to open portion does not exceed 1:2
5. A fence, wall, or living fence cannot be erected in a public or dedicated right-of-way.
6. Fences along an abutting property shall be set back at least six (6) inches from the property line.
7. Fences or living fences either publicly or privately owned shall not block the clear sight distance at street intersections or driveways.
8. Fences shall not include barbs or other harmful projections unless approved by the Zoning Hearing Board for security reasons.
9. The finished side of fences or walls shall always face the abutting street or property.
10. A swimming pool shall be enclosed by a fence or ladder that locks to prevent accidental or unauthorized entry. The height requirement for fences enclosing an above ground pool may be met via railings attached to the pool wall, in which the lowest ground elevation at any point for the pool and railing combined is six (6) feet.
11. A fence or wall shall require a building permit, be in keeping with the surrounding area, and not hinder the appropriate development or use of adjacent buildings or impair their value.

Section 611: General Regulations

- A. No fences shall be erected within the municipality without the permission of the owner of the premises or his representative, authorized in writing to make such application.
- B. Application for such fences shall be made in writing to the Zoning Officer of Reserve Township and shall set forth the following information.
 - 1. The owner and address of premises where the fence is to be erected.
 - 2. A description and specifications of the fence, including size, height, dimensions, material and size and percentage of openings.
 - 3. A sketch or plan of the fence.
 - 4. If deemed necessary by the Zoning Officer, a certified plot plan and survey of the premises in question shall be submitted, which shall show streets abutting and at the nearest intersection, and shall approximately indicate the location of structures within ten feet (10') of the fence. The Zoning Officer shall have the right to refer review to the Planning Commission.
- C. The fee for such permit shall be as specified by the building inspector.
- D. Any existing deed restrictions shall not to be superseded by this Section.
- E. Fences accessory to farm operation are exempt from the requirements of this Section with respect to permit, fee, construction or materials. This exception shall not extend to that percentage of farm property set aside for residential purposes as determined by the Planning Commission.
- F. These fence regulations shall not apply to the erection of an open wire fence within a publicly owned park, playground or school premises if the need for such a fence for such use as athletic fields is demonstrated to and approved by the Reserve Township Zoning Officer.

Section 612: Regulations for Residential Lots

Fences on residential lots may be erected as hereinafter set forth:

- 1. Fences shall be no closer than one foot (1') to a right-of-way.
- 2. Fences not exceeding forty-eight inches (48") in height above ground level may be erected between a township road, street and/or right-of-way and the building line.
- 3. A private residential in-ground swimming pool area must be surrounded by a fence at least four feet (4'), but no more than six feet (6') in height.

4. A tennis court may be surrounded by a fence a maximum of fence at least four feet (4'), but no more than six feet (6') in height.
5. A tennis court area may be surrounded by a fence a maximum of fifteen (15) feet in height; said fence to be set back from any lot line the distance required for accessory buildings in the zoning district.
6. Front fences on corner properties shall not be constructed of materials that would block the view of vehicular traffic at the intersection and shall comply with requirements of site triangle easement of the Site Triangle Section.
7. Fences must be maintained by the owner and kept in alignment and shall be maintained in a safe, sound and upright condition and in accordance with the approved plan on file with the Reserve Township.
8. All fences must be erected within the property limits, and no fence shall be erected so as to encroach upon the upon the right-of-way.
9. All permitted fences shall be situated on a lot in such a manner that the finished side of the fence shall face adjacent properties. No fence shall be erected of any material or in any manner which may be dangerous to persons or animals, except that these provisions shall not apply to farms provided the fence(s) is or are set back from any street line at least ten (10) feet, and except further, that requirements of state or federal regulations shall prevail.
10. A dog run area may have fencing a maximum of six (6) feet in height provided such area is located in rear yard areas only and is set back from any lot line at least ten (10) feet.

Section 613: Regulations for Commercial/Industrial Use

1. Fences shall be no closer than one (1) foot to a Right-of-way.
2. Fences shall not be less than four (4) feet in height and shall be of a material acceptable to the Planning Commission.

Section 614: Landscaping Prohibited Area

Section 614.1: Sight Triangles

Clear sight triangle easements shall be required at intersections, in addition to the specified right-of-way widths, in which no plantings or structures may be located.