

# Windber Borough Fence Installation Regulations

## §1007 Fences

### 1. Fences in Residential Districts.

A. **Fences within Front Yard setbacks are Prohibited.** No continuous constructed barrier shall be allowed forward of the front building setback line. The exceptions to this rule are:

1. Where the yard on the side of the house (i.e. perpendicular to the main entrance of the house) is defined by this Chapter as a front yard due to abutting road frontage, a fence may be erected within this yard perpendicular to the main entrance, provided the minimum setback of the fence is ten (10) feet from any house on the abutting property.

B. **Fences in Side and Rear Yards.** Fences may be installed along the side lot lines between the rear lot line and the building setback line and along the rear lot line to a height not exceeding six (6) feet.

C. **Materials and Construction.**

1. If the fence is wood cover or wood frame, the framework must face the interior of the lot.

2. If the fence is open metal mesh supported by posts or frames of either pipe or wood, the posts and frame must face the interior of the lot.

3. If the fence is of masonry construction, a finished surface must be provided on the exterior side.

D. **Fences on Corner Lots.** Fences installed on corner lots shall also be subject to the clear sight triangle provisions of this Chapter.

### 2. Fences in Commercial and Industrial Districts.

A. Fences in the front yard are prohibited.

B. **Fences in Side and Rear Yards.** Fences of vinyl, wood, metal or masonry may be erected to a height not exceeding six (6) feet along the side lot line between setback line and the rear lot line and along the rear lot line, except as provided in §911(D).

C. Fences on Corner Lots. Fences installed on corner lots shall also be subject to the clear sight triangle provisions of this Chapter.

### 3 Construction.

A. Every fence shall be constructed in a neat and orderly manner of materials which are not intrinsically unsightly.

B. No electrified or barbed wire fence shall be erected or maintained except that electrified fences operating on no more than six (6) volts of electricity are permitted.

C. Easement and Drainage Ways. Fences shall not be placed within the area of an easement necessary for access and maintenance on any utility within that easement. Fences shall also not be placed within the area of any drainage way.

D. Fence Setbacks. All fences may be erected on the property line provided the following conditions are met to confirm the property lines:

1. A registered surveyor must survey the property to confirm and designate the property lines.
2. If the location of the property lines is known or have previously been determined, and the adjoining property owners concur with the location, the survey of the property may be waived.
3. Before a permit can be issued, proper documentation of 1 and/or 2 must be presented.
4. If conditions 1 or 2 cannot be met, the fence setback will be two (2) feet inside the property line.

F. Permits. No fence shall be installed or erected without first obtaining a permit from the Windber Borough Zoning Officer. Failure to obtain a permit shall result in fines and penalties as provided in this Chapter.

(Ord. 079-4, 10/31/1979; as added by Ord. 095-4, 2/11/1995)