

**Residential Fence General Requirements:**

- A building permit is required for a residential fence/wall over three (3') feet in height within a front yard setback.
- A permit is not required to install or erect a fence on residential property if the fence is not more than six (6') feet high, and not constructed within a front yard setback.
- The Township does not regulate which side of a residential fence is viewable.
- A building permit is required for residential fences over six (6') feet high.
- The height of a residential fence is not regulated except within a front yard setback.

Anyone planning to erect or have a fence installed should do the following:

- Know your property boundaries, easements, or rights-of-way for fence location.
- Call PA-One-Call (1-800-242-1776 or 8-1-1) to locate any underground utilities for your health and safety.
- Take into consideration the natural topography and environment of your property to minimize disturbance of any creeks, wetlands, trees, and avoid blocking natural storm water drainage.
- Obtain approval from your Homeowners Association if needed.

General Fence Standards for Pools:

Specific details and requirements are listed in the 2018 International Swimming Pool & Spa Code. All fences/gates surrounding a swimming pool must fully meet the Building Code. Visit our website for information on pool standards.

- **Surrounding Fence/Wall**
Every outdoor private residential swimming pool shall be completely surrounded by a fence or wall not less than four (4') feet in height, unless it is an above ground pool and the pool's sidewalls exceed four (4') feet in height.
- **Openings, Holes & Gaps**
A fence shall not have openings, holes or gaps larger than four (4") inches in dimension.
- **Picket Fence**
Vertical dimensions maintained in a picket fence shall not exceed four (4") inches.
- **Gates**
All gates or doors opening into such enclosure shall be equipped with a self-closing, self-latching device for keeping the gate or door securely closed at all times when not in use; said locking device shall be mounted on the pool side, so as not to be accessible to small children. No opening shall exceed ½" within 18" of a gate or door latch.

Specific Requirements for Residential Fence/Wall with Front Yard Setback:

- No fence/wall shall obstruct site distance or interfere with the maintenance of a road or sidewalk.
- No fence/wall shall be erected within a road right-of-way and no fence over three (3') feet in height shall be erected within six (6') feet of the back edge of a sidewalk or within fourteen (14') feet of a road curb (whichever is greater).
- No fence/wall shall exceed six (6') feet in height and shall be of a "see-through" nature above three (3') feet in height from grade.

Commercial Fence Requirements:

Fences are required pursuant to Chapter 27 "Zoning" of the Township Code of Ordinances for screening of certain automotive uses and other land uses requiring certain amounts and types of storage. A permit is required.

For more info: 724-776-4806, extension 1153 or cranberrytownship.org.