



Westampton Township

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Fencing Requirements For All Multi-Family Housing Developments

Pursuant to Code 58-25.12 I. (8) – site development standards for multi-family housing, attached please find some typical board-on-board fence styles, which will meet the fencing requirements of the Westampton Township Zoning Ordinance. These standards apply only to residents of the following developments: **Rolling Hills, Rolling Hills East, Spring Meadows, and Tarnsfield townhomes (Kanabe Drive & Steinway Ct).** More specifically, Ordinance 19-1997 states that fences are to be no higher than six (6) feet and are to be of a wood board-on-board type with a natural finish. Clear weatherproofing or varnish is permitted. Property owners shall obtain a permit to erect the fence, said permit to be obtained from the Construction Official. The property owner shall submit the completed application form, along with two (2) copies of a survey of the property showing the board-on-board fence to be erected for approval by the Construction Official.

NOTE: If this fence will be used as an enclosure for a swimming pool, spa or hot tub, the spacing of the vertical number shall not exceed 1 ¾” pursuant to B.O.C.A. Code 421.10.1 4. (see attached)

Additional Information:

1. Fences and walls shall not be located in any required sight triangle. Fences and walls in any residential district or around any residential use shall not be higher than four feet unless set back from the street line the minimum setback required for the zone. Fences and walls shall not exceed six feet in height when located more than the required setback from the street line in a residential zone district or around a residential use.
2. Fences and walls located in the required setback area from the street line shall have open space for light and air representing at least 50% of the fence area. This provision shall apply to fences and walls in any zoning district and surrounding any use.
3. It shall be the owner’s responsibility to insure that the fence is installed inside the property line. The property owner will also be responsible for determining the correct placement of their fence if a dispute over fence placement arises. In this case, the Township will require the property owner to obtain the services of a professional surveyor to place permanent monuments on the property corners, pursuant to Section 215-14A(8)(b) of the Township Code. The homeowner will also be held responsible for removing the fence and installing it inside the property line.
4. The property owner shall be responsible for removing and replacing their fence if installed across any utility or drainage easement, if it is determined to be necessary. When crossing any drainage easement, the fence **must not** block the natural flow of water.
5. The property owner must maintain a minimum setback of five (5) feet from any pedestrian easement that exists between properties.