

## **Fence/Decorative Wall-Zoning Permit Application**

***Lower Moreland Township***

***640 Red Lion Road***

***Huntingdon Valley, PA 19006***

### **I. LOCATION**

Address \_\_\_\_\_

### **II. OWNER**

Name _____	Address _____
Phone # _____	City, State, Zip _____
Email _____	

### **III. CONTRACTOR**

☐ SAME AS OWNER

Name _____	Phone # _____
Address _____	Email _____
City, State, Zip _____	

### **IV. APPLICANT**

☐ SAME AS OWNER ☐ SAME AS CONTRACTOR

Name _____	Relationship to Owner _____
Address _____	Phone # _____
City, State, Zip _____	Email _____

### **V. PROJECT INFORMATION**

Project Cost: _____ Total Cost: \$ _____	Height: _____ Front yard: _____ Side yard: _____ Back yard: _____	Present Use of Property: _____ Type of Fence/Wall: _____
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### **VI. ADDITIONAL INFORMATION**

- No fence or wall, except a retaining wall, shall be erected in a residential or mixed use district of a greater height than six (6) feet as measured from the original grade.
- No fence or wall, except a retaining wall, shall be erected in a business or special purpose district of a greater height than twelve (12) feet measured from the original grade unless the adjoining property is in a residential zone and then the maximum height is six (6) feet. (Please note properties separated from a residential zoning district or use by a railroad or street right-of-way is not considered to be adjoining a residential zoning district or use.)
- No fence or wall shall be erected within a front yard in a residential or mixed use district of a greater height than four (4) feet as measured from the original grade: except in the MU-VC district where the maximum height is three (3) feet.
- No fence or wall shall be erected within a front yard greater than four (4) feet in the B-OI district, twelve (12) feet in the B-IND district and eight (8) feet in the Special Purpose Districts.
- For the purpose of this section, "original grade" shall be deemed to be that grade existing at the time of an application for a permit.
- Walls for the retaining of soils shall require a construction permit and shall conform to the requirements of the Pennsylvania Uniform Construction Code.
- A fence or wall used as a safety barrier for outdoor swimming pools shall comply with the current edition of the International Swimming Pool & Spa Code.
- Any fence exceeding six (6) feet in height shall contain a minimum of fifty (50) percent open area to

**fifty (50) percent structural area, for the portion of the fence exceeding six (6) feet.**

- No fence shall block motorist views from vehicles entering or exiting the lot.
- Unless required for security purposes for non-residential uses, no fence shall be constructed of barbed wire, razor or other sharp components capable of causing injury and only then if the portion of the fence containing the barbed wire, razor or other sharp components capable of causing injury is located higher than six (6) feet from the surrounding grade.
- No fence shall be constructed out of fabric, junk, inoperable vehicles, appliances, tanks or barrels.
- In the residential or mixed use zoning districts, fences located in the front yard shall: be an open-type of fence (e.g. picket, metal post, wrought iron or split rail) with a minimum of fifty (50) percent open area to fifty (50) percent structural area, not be constructed of “chain-link” material or pattern. Fences shall not be constructed of corrugated metal, corrugated fiberglass or sheet metal, not to be constructed or comprised of guide rails, regardless of the materials used to construct the guide rail.
- In the residential or mixed use zoning districts, fences located in the front yard shall be permitted to include structural post and supports of a fence that are designed and integrated as decorative or architectural features with a maximum height of six (6) feet, be permitted to include a maximum of one (1) arbor, canopy, trellis or similar decorative garden structure with a maximum height of ten (10) feet and maximum width of four (4) feet.

## VIII. Site Plan

Below please provide a sketch of location of fence/wall on property related to dwelling and property lines.

**The Township reserves the right to require a property survey by a PA Licensed Land Surveyor.**

This image shows a full page of blank graph paper. The grid consists of small, equal-sized squares formed by thin black lines. There are no margins, text, or other markings on the page.

**Applicant Signature:** \_\_\_\_\_

Date: \_\_\_\_\_

**Zoning Approved By:**\_\_\_\_\_

Date: \_\_\_\_\_

## **ZONING PERMITS:**

Accessory/Minor Buildings and Structures **less than 1000 Square Feet.** For accessory minor buildings and structures with a building area of 1000 square feet or greater see Building permit fees:

Each 100 square feet or fraction thereof	\$20
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### **Fences and decorative walls:**

First \$1000 of cost	\$35
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Each addition \$1000 of or fraction thereof	\$10
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