



West Mead Township



1150 Morgan Village Road

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Zoning Officer/Building Code Official Jill Dunlap

West Mead Township Fence Regulations and Permit Process

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

- Know your property boundaries, easements and road right-of-way for fence location.
- Call PA-One-Call at 811 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, power and utility lines and avoid blocking natural storm water drainage areas.
- Take into consideration the maintenance of any fence or retaining wall as there may be future general repairs that may need to occur. If the fence or retaining wall is located directly on the property line, neighboring property owners may not want to grant access to their property for general repair or maintenance activities.
- Take into consideration the fence or retaining wall location in the front yard setback along a road right-of-way as snow coming off snowplows during the winter months and general summer road repairs such as ditching, pipe replacements and road work may cause issues. West Mead Township and PennDOT are not responsible for damages.
- Obtain approval from your Homeowners Association-this is only applicable in the Limber Creek Subdivision Development.

Residential Fence Regulations and General Requirements:

- No Township permit is required to construct a residential fence or retaining wall up to three and one half (3 1/2') feet in height when located within a front yard setback. The front yard setback is located along the road right of way and back to the edge of the front of the house or garage.
- No Township permit is required to construct a residential fence or retaining wall up to three and one half (3 1/2') feet in height on both roadways when located on a corner lot which fronts on two intersecting roadways. A sight line triangle area is necessary so driveway traffic does not interfere with the line of sight for those vehicles traveling from one road to the other.
- No Township permit is required to construct a residential fence or retaining wall up to six (6') feet in height when located within a side or rear yard setback. The side yard setback is located from the edge of the front of the house or garage along the side property line and along the back rear property line.
- The Township does not regulate any color or type of fence or retaining wall to be constructed or installed by the property owner. Common options include split rail, chain link, vinyl or wood fencing, picket fences, prefabricated panels or any other type of material used that would be in keeping with the residential character of the neighborhood. Some prefabricated fences have additional small decorative toppers or privacy panels that are also permitted without a permit.

- The Township does not regulate which side of a residential fence is viewable to either the property owner or any neighboring property owner.
- A building permit is required for residential fences over the above mentioned sizes and this may require additional Zoning Hearing Board approval after consultation with the West Mead Township Zoning Officer.

General Fence Regulations for Residential Swimming Pools:

Specific details and requirements are listed in the 2018 International Swimming Pool & Spa section of the PA Uniform Construction Code. All fences/gates surrounding a swimming pool must meet the applicable building code. For additional information for pool standards contact the West Mead Township Zoning Officer.

- 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.
- A fence shall not have openings, holes or gaps larger than four (4") inches in dimension.
- All gates or doors opening into a swimming pool or deck area 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. This locking device shall be mounted on the pool or deck, so as not to be accessible to small children. No opening shall exceed half ($\frac{1}{2}$ ") inch within eighteen (18") inches of a gate or door latch.

Commercial Fence Regulations and General Requirements:

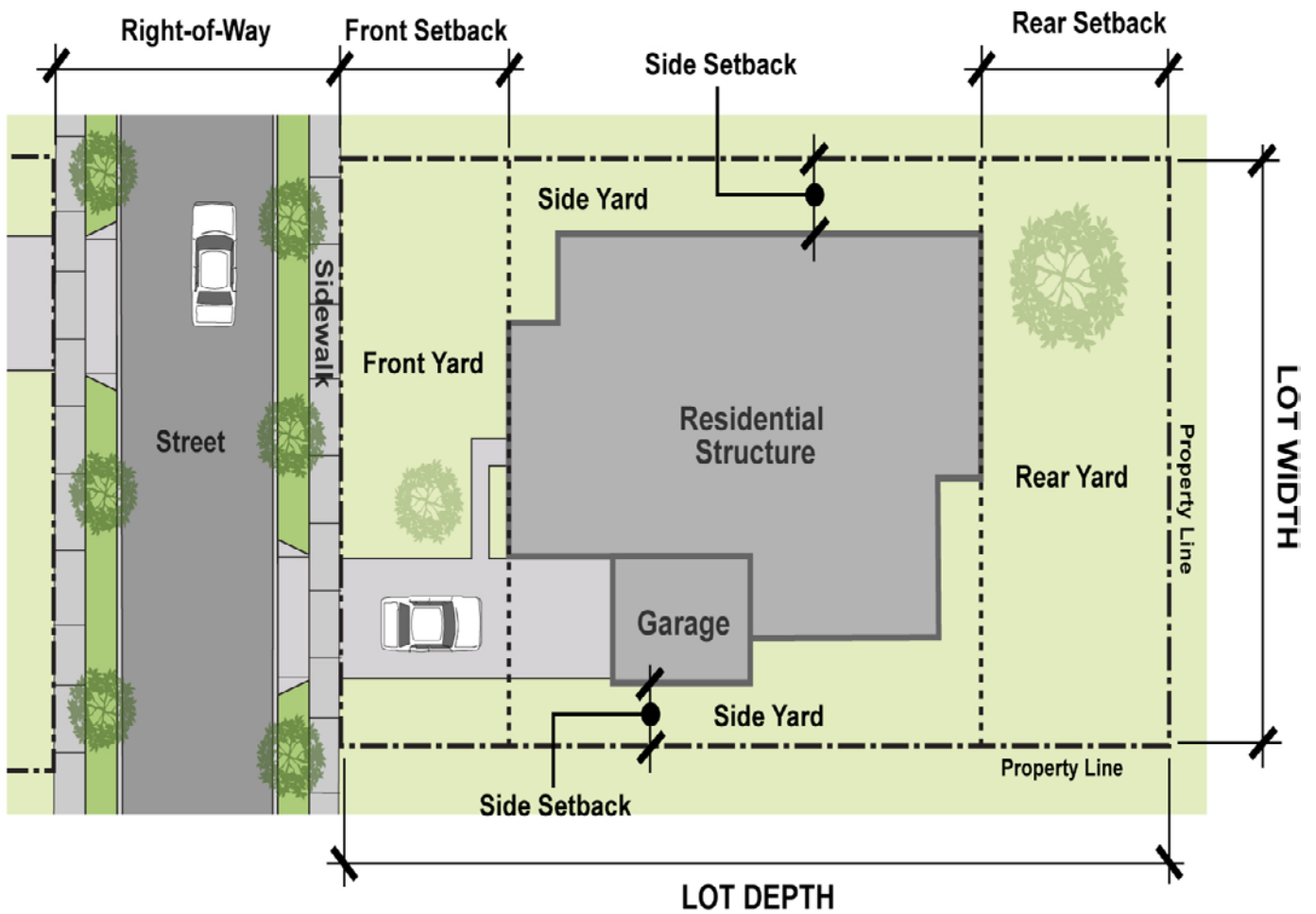
A commercial fence should comply with the above residential regulations, but a building permit may be required for screening of certain automotive uses and other land uses requiring certain amounts and types of storage. This may require additional Zoning Hearing Board approval after consultation with the West Mead Township Zoning Officer.

Most West Mead Township and PennDOT Road right-of-ways are twenty five (25') feet, as measured from the centerline of the roadway.

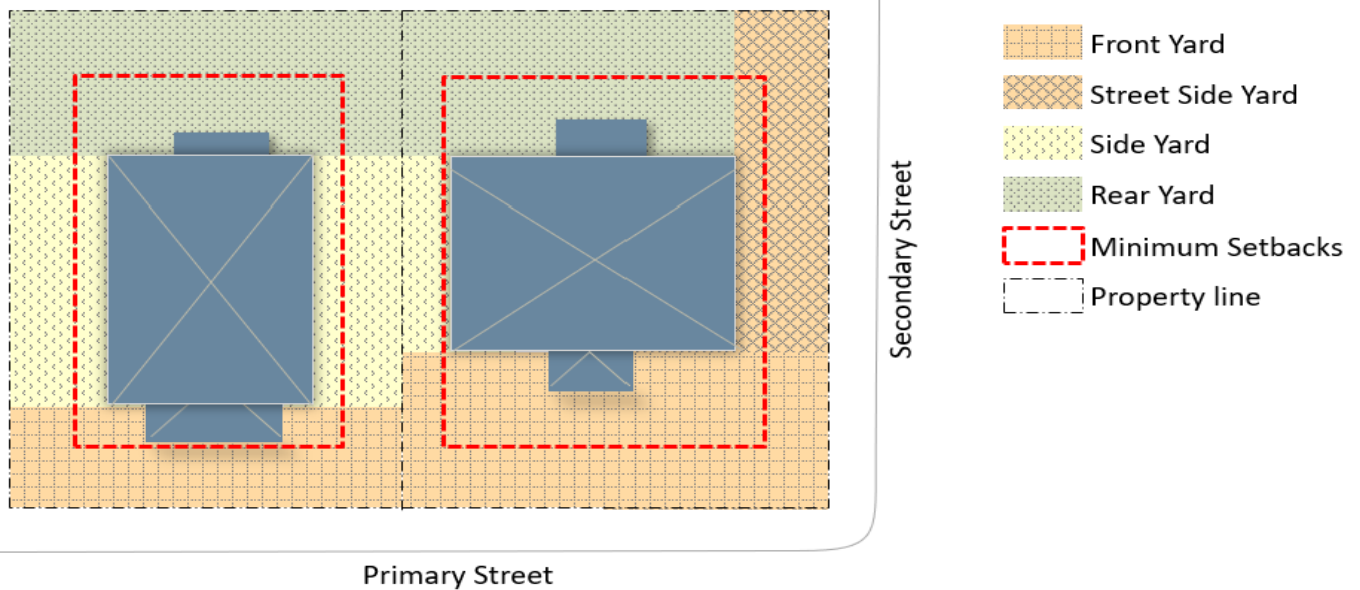
For more information contact the West Mead Township Zoning Officer at 814-336-1271 or by email at westmead@westmead.org.

****Sample illustrations and drawings provided on the next pages are for your use to help in determining items such as location, setbacks and corner lot sight line triangle area requirements.**

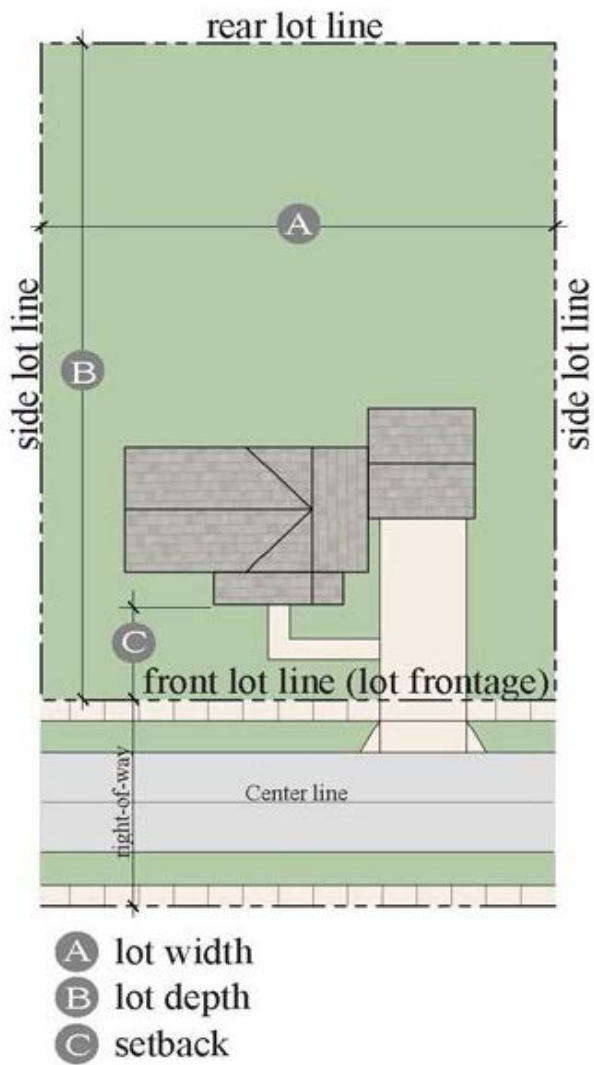
SAMPLE 1



SAMPLE 2



SAMPLE 3



SAMPLE 4

